

Descriptions on condition:

Construction Type		Indication of Condition			
Element	Examples of types of materials (not exhaustive)	Good/ Weathertight	Fair/Minor patch repair	Poor/Major repairs	Ruinous/ Replacement of fabric
Walls	Stone, brick, concrete block, mass concrete, (look for gaps in render to confirm material if possible); specify 'render finish' if substructure is unknown	No visible fabric defects. No repairs required.	Minor loss of surface coverings, minor cracking.	Significant loss of surface coverings, major cracking.	Major structural defects and/or loss of fabric
Render	Lime-based render, cement render, pebble-dash (cement-based), wet/dry-dash (lime-based)		Minor loss of fabric and/or locally de-bonded from wall	Major loss of fabric and/or extensively de-bonded from wall	
Cills	Limestone, granite, concrete, brick		Minor cracking, chipping	Major cracking, spalling	
Doors	Timber (no. of panels), timber sheeted, part-glazed, uPVC, composite		Paint flaking, minor cracking	Major cracking	
Windows	Timber (casement type, no. of panes), steel, aluminium, uPVC, alu-clad		Paint flaking, putty loss, minor cracking	Warping, swelling, cracking	
Glazing	Historic, plain, coloured, obscured			Cracks	
Chimneys	Brick, stone, concrete, render-finish		Minor cracking, loss of surface covering, biological growth	Major cracking, loss of surface covering, biological growth	
Chimney pots	Clay, concrete		Misalignment, staining	Fabric damage	
Roof covering	Slate, concrete tile, fibre-cement tile, profiled metal, thatch, rubberised sheeting, felt		Biological growth, slate/tile slippage,	Slate/tiles missing	
Rainwater goods	Cast iron, uPVC		Blockages, biological growth, paint flaking	Decay, holes, missing sections	
Other					