



## Introduction to condition surveys

**Condition surveys** are usually non-intrusive surveys carried out by suitably qualified professionals. They often cover 5 year planning periods for the purpose of strategic estate management.

### Why you need a condition survey

Condition surveys help you to:

- identify what work is needed to maintain the estate
- consider how much works might cost
- prioritise work within available funds
- understand if the nature of the buildings change

### What's included

A condition survey will usually identify specific building condition issues, deficiencies and maintenance requirements, including:

- structural
- roofs
- building fabric
- windows and doors
- mechanical and electrical
- asbestos
- utilities
- sewage and drainage
- fire safety and security
- site layout

Condition surveys should also provide an estimated cost for repair or replacement.

### Condition and priority categories

Condition is often graded as:

- A - good, performing as intended and operating efficiently
- B - satisfactory, performing as intended but exhibiting minor deterioration
- C - poor, exhibiting major defects and/or not operating as intended
- D - bad, life expired and/or serious risk of failure

Priority is often graded as:

- 1 - urgent, immediate or one year remedial action required
- 2 - essential, 1 to 2 year remedial action required
- 3 - desirable, 3 to 5 year remedial action
- 4 - long term, outside a 5 year planning period