

# Appendix G: Conditions Assessment Standards for Historic Structures

Below is an excerpt from the previous CAP publication *Best Practices for Conditions Assessments for Historic Structures*. This booklet and *Best Practices for General Conservation Assessments* were created by Heritage Preservation with the help of assessors to share tips, suggestions, and examples to improve CAP assessments. These publications have been incorporated into this new Handbook for Assessors, which can be downloaded chapter-by-chapter from the Heritage Preservation Web site at [www.heritagepreservation.org/CAP/assessors.html](http://www.heritagepreservation.org/CAP/assessors.html).

The Conditions Assessment Standard definitions below are based on those used by government and private industry.

## Qualitative Condition Ratings

### Good—This rating indicates

- routine maintenance should be sufficient to maintain the current condition; and/or
- a cyclical maintenance or repair/rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

### Fair—This rating indicates

- the feature generally provides an adequate level of service to operations, but
- the feature requires more than routine maintenance attention.
- cyclical maintenance or repair/rehabilitation work may be required in the future.

### Poor—This indicates the feature is in need of immediate attention. This rating also indicates that

- routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- cyclical maintenance should be scheduled for the current year and/or
- a special repair/rehabilitation project should be requested consistent with park requirements, priorities, and long-term management objectives.

## Maintenance Deficiency Priority Ratings (Five Year Rating Period)

These priority ratings indicate either a critical, serious, or minor deficiency priority rating and could be used in phrasing the recommendations and executive summary in the CAP report.

### Critical (Emergency/Immediate)—This rating indicates

- an advanced state of deterioration that has resulted in the failure of a feature or will result in the failure of a feature if not corrected within one year; or
- accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies if not corrected within one year; or
- an immediate threat to the health and/or safety of the user; or
- a failure to meet a legislated requirement.

### Serious (Immediate/Short Term)—This rating indicates

- a deteriorated condition that if not corrected within one to three years will result in the failure of the feature; or

- a threat to the health and/or safety of the user may occur within one to three years if the ongoing deterioration is not corrected; or
- ongoing deterioration of adjacent or related materials and/or features as a result of the feature's deficiency.

**Minor (Short-Term/Long-Term)—This rating indicates**

- standard preventative maintenance practices and preservation methods have not been followed; or
- reduced life expectancy of affected adjacent or related materials and/or systems within three to five years and beyond; or
- a condition with a long-term impact within three to five years.