



Curtin University

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PF&D CONDITION ASSESSMENT GUIDE PUBLIC PLACES



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This guide draws on concepts contained in the International Infrastructure Management Manual (IIMM), IPWEA Practice Note 3: Buildings, and IPWEA Practice Note 10.1: Parks Management.

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1. Purpose and Scope

1.1. Purpose of this Guideline

This guideline has been specifically developed for Curtin University (CU) to:

- Facilitate site and desktop condition assessment of assets;
- Provide guidelines for the assessment process; and
- Describe data capture requirements.

This document is intended to be utilised by asset management staff of Curtin University and contractors engaged by Curtin University engaged to undertake condition assessments. A separate guideline is available for each of the following asset groups:

- Buildings
- Public places
- Inground infrastructure.

1.2. Condition Assessment Purpose

Assets typically deteriorate with time and use in terms of effectiveness, appearance, and potentially function. The rate of declining performance may vary from asset to asset based on quality, usage, maintenance regime, environmental conditions, and functional need.

The purpose of an asset condition assessment is to:

- Assess if the asset is performing effectively;
- Inform condition based renewal planning (timing and scope);
- Identify any urgent compliance or maintenance needs; and
- Inform other asset planning and operational needs.

1.3. Condition Assessments and Asset Planning

The practice of asset renewal has a direct impact on the future work activities over the assessment period. This section describes the renewal and maintenance strategy that has been applied to the property assets.

Future renewal work activities are forecast based on the assessed Remaining Life (RL) as determined by considering the current condition and function

assessment relative to the expected design life, for each building element. The condition (effectiveness and appearance) assessment determines the current position of the asset relative to the expected performance curve for that asset group. This approach does not require the date of asset installation and considers the utilisation and technical performance of the asset. For example, an asset installed in year 2012 that has an expected design life of 10 years, but has never been used, would produce a 2017 condition rating score that reflects a near new asset. This rating would derive a remaining life expectation of say 9 years, which would calculate an end of life at 2026. Conversely, if an asset was over utilised, then its condition and function would reflect that of an asset further through its expected design life. On this basis, the remaining life expectation would be less than that contemplated at the time of installation. This concept is illustrated in Figure 1.

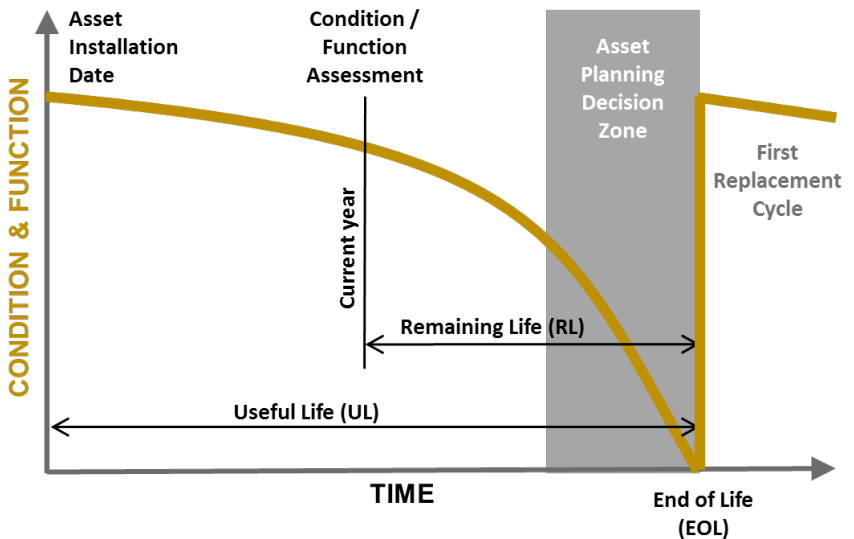


Figure 1: Typical Asset Performance Curve

The asset planning zone identifies the time period when the asset is examined for renewal purposes. This zone typically captures significant changes to the asset performance with respect to service delivery, risk, and costs.

In best circumstances predicting the EOL is imprecise due to variation in usage, quality and environment. The risk of failure generally increases towards the end of the useful life. This period requires asset evaluation to determine the opportunities to optimise investment and asset outcomes. This time period is referred to as the Asset Planning Decision Zone.

The calculations used to develop the forward works program follow:

EOL = Current Year + RL

RL = (Minimum Rating [either condition or function] x relevant RL Factor) x AL

Where RL Factor: *Effectiveness RL*

Rating 1 = 5% AL

Rating 2 = 15% AL

Rating 3 = 30% AL

Rating 4 = 45% AL

Rating 5 = 70% AL

AL = Asset life

The time period in which the asset is expected to provide the service from the time of commissioning through to failure of the asset. The asset life is not subject to adjustment.

The University facilities renewal strategy is influenced by the renewal intervention categories. Specific data is captured in terms of Effectiveness (CE ratings) and Appearance (CA ratings). Safety, compliance issues are typically captured in note form when urgent works are identified.

For condition based renewal planning, the useful lives need specific consideration to ensure they are appropriate to the asset. Considerations include industry experience, maintenance strategy, and engineering based observations (effectiveness and appearance). These computed End of Life (EOL) dates are validated by the assessors based upon their experience. There may be numerous 'renewal cycles' during the assessment period depending upon the length of the asset life relative to the assessment period. Subsequent cycles of renewals are forecast based upon the calculated Asset Life (AL).

1.4. Condition Assessment Scope

The scope of the condition assessment is contained within the property assets assessment guideline. This addresses:

- Assessment scope;
- Level of assessment;
- Assessment rating system;
- Assessment data;
- Assessment frequency;
- Assessment resources; and
- Assessment program.

2. Condition Assessment Process

2.1. General

This condition assessment is focused on data that will assist an asset planner to identify capital works opportunities in terms of asset replacements and refurbishments. To identify these works Curtin University uses two measures to assess asset condition:

- Effectiveness assessment (CE); and
- Appearance assessment (CA).

These measures are collected separately, however both do not apply to all assets.

Where works are identified, by an experienced asset inspector, that need to be undertaken within five years, a deferral risk assessment is undertaken to identify the implications to cost, safety, and to the operational business of the university. These implications will provide the basis for determining if the works can be deferred from the original assessed end of life timing. This risk assessment is referred to as:

- Deferral Risk assessment (DR)

This guide provides direction to asset inspectors on condition effectiveness (CE), condition appearance (CA) and deferral risk (DR) assessments. These assessments are expected to be completed using a physical inspection of the asset by an appropriately knowledgeable and experienced person.

2.2. Condition Effectiveness Assessment

The purpose of the effectiveness assessment is to determine the assets ability to meet expectations for its intended purpose.

The condition effectiveness assessment is specific to each facility element and sub-element as identified in Table 1.

Table 1: Generic Condition Effectiveness Rating Scale

Rating	Descriptor	Description	Life Remaining
CE5	Very Good	Asset is perfectly fit for purpose in its intended purpose.	>55%
CE4	Good	Asset is functioning well for its intended purpose.	35 - 55%
CE3	Fair	Asset is generally functional for its intended purpose.	20 – 35%
CE2	Poor	Asset is marginally appropriate for its intended purpose.	10 – 20%
CE1	Very Poor	Asset is not meeting expectations for its intended purpose.	< 10%

Examples of poor effectiveness include:

- Inadequate lighting in public areas;
- Incorrect line markings; or
- Inappropriate construction materials.

2.3. Condition Appearance Assessment

The purpose of the condition appearance assessment is to determine the asset visual presentation measured by the extent of defects evident.

The condition appearance assessment relates to the physical appearance of the asset and the condition of the asset. The rating scale is based on IPWEA Practice Note 3, Building Condition & Performance Guidelines and Practice Note 5, Drainage. This rating scale is also consistent with the TEFMA Guideline for condition assessments. The Condition appearance rating scale is shown in Table 2.

Table 2: Generic Condition Appearance Rating Scale

Rating	Descriptor	Description
CA5	Very Good	Asset has no defects; condition and appearance are as new
CA4	Good	Asset exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist
CA3	Fair	Asset is in average condition; deteriorated surfaces require attention; services are functional, but require attention; backlog maintenance work exists
CA2	Poor	Asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are defective, services are frequently failing; and a considerable number of major defects exist
CA1	Very Poor	Asset has failed; is not operational and is unfit for occupancy or normal use

2.4. Deferral Risk Assessment

A deferral risk assessment in terms of the cost, safety and operational impact is to be undertaken on site for works that are likely to be programmed within the next five years.

Impact on Cost

Cost in this context includes any increase in the original cost estimate to complete the renewal works (capital project) and any maintenance costs that are likely to be incurred during the period of deferral.

Impact on Safety

University users in this context includes any stakeholder who interfaces with the asset. This includes maintenance staff, students, researchers, contractors, visitors, etc.

Impact on Operations / Reputation

University operations and reputation, in this context, includes any issues resulting from the deferral of renewal activities that directly affects the ability for the University to operate normally or create negative impressions on the University.

Table 3: Deferral Risk (DR)

DR Rating	Impact	General Description	Potential Deferral Period
DR5	Insignificant	The deferred works do not expose the asset, surrounding assets, occupants or users to any serious risks, or will have minimal detrimental impact on the cost of remediation, or will not affect university operations / reputation.	Within 5 years
DR4	Minor	The deferred works could possibly have a limited detrimental impact on the asset and/or surrounding assets, with limited potential exposure to health and safety risks, or potential for incurring unnecessary costs, or the potential to have some impact on university operations / reputation.	Within 3 years
DR3	Moderate	The deferred works will have a substantial detrimental impact on the asset and/or surrounding assets, with potential exposure to health and safety risks, or failure of some parts of the asset resulting in high costs, or create the potential for impacting university business.	Within 1 year
DR2	Major	The consequential event could result in the failure of the asset with potential health, safety, and harm risk, or failure of some critical parts of the asset resulting in high costs, or create the potential for impacting core university business.	Within 6 months
DR1	Extreme	The postponement of works could result in the loss of life, or catastrophic asset failure and incurring significant cost, or significant impact on the core university business.	Immediate

3. Onsite Considerations

3.1. Hidden Aspects

The basis of the condition assessment is a visual surface inspection. Degradation to the appearance of an asset or component can be an indicator of deterioration or failure of the substrate or structure that is not visible. Such indicators of failure are to be noted for further investigation. Typical indicators include stains and watermarks, cracking, settlement, distortion, delaminating elements such as walls and floors etc.

If the assessor has reason to suspect an issue with hidden aspects of an asset, this is to be reported to Curtin University in a timely manner.

3.2. Identification of Maintenance, Safety and Other Issues

Unless otherwise instructed the inspector generally is only required to perform the condition assessment. The inspector is not required to assess legislative compliance with respect to the assets. This includes codes, standards, maintenance repairs, service issues, or other matters.

However, the inspector is likely to be a qualified and experienced practitioner who are expected to exhibit a duty of care. If, during the assessment, the inspector identifies any issues of concern, these should be reported to Curtin University in a timely manner.

4. Condition Rating

4.1. Condition Rating Reporting

The condition rating reporting specification presented in Table 4 provides direction for the condition assessment data collection process. Explanations for the column follow:

Reference level	Defines the level at which the rating is assigned in terms of the parent asset, for example with building asset, the asset data can be assigned to the building/elevation, floor or room;
Assessment level	Represents the level of assessment. Level 1 is a desktop assessment, level 2 is a walk-through assessment and level 3 is a detailed assessment;
Rating type	Defines the rating type with respect to either a summary condition rating (single number) or condition profile rating (assigning proportional percentages across multiple ratings).
Condition type	Defines if the assessment is to undertaken in terms of effectiveness (CE), and/or appearance (CA).

4.2. Condition Rating Specification

Table 5 outlines the condition rating scale for effectiveness (CE) and appearance (CA).

Table 4: Asset Elements and Condition Reporting Specification

Asset Group	Element	Sub Element	Asset	Reference Level	Assess Level	Rating Type	Condition Type
Public Places	Roads & Carparks	Surfacing	Surface	Road Section	2	P	E&A
		Pavement	Pavement	Road Section	2	S	E
	Bridge (Vehicle)	Deck	Bridge	2	S	E&A	
		Beam	Bridge	2	S	E&A	
		Abutment	Bridge	2	S	E&A	
	Line marking	Line marking	Road Section	2	S	E&A	
	Barrier	Guard Rail	Road Section	2	P	E&A	
	Kerb, channel & pits	Kerb	Road Section	2	S	E&A	
		Kerb & Channel	Road Section	2	S	E&A	
		Pits	Road Section	2	S	E&A	
	Signs (Regulatory)	Post	Road Section	2	S	E&A	
		Sign	Road Section	2	S	E&A	
	Public Places	Pathways	Paths	Path	2	S	E&A
Stairways			Stairway	Path	2	S	E&A
Public Places	Public Systems	Lighting	Pole/Mount	Asset	2	S	E&A
			Luminaire	Asset	2	S	E&A

Asset Group	Element	Sub Element	Asset	Reference Level	Assess Level	Rating Type	Condition Type
		Signs (Non-Regulatory)	N/A	Asset	2	S	E&A
		Signs (Regulatory)	N/A	Asset	2	S	E&A
		Security	N/A	Zone	2	S	E
Public Places	Public Places	Structures	Shade	Structure	2	S	E&A
			Retaining Wall	Structure	2	S	E&A
			Pedestrian Bridge	Structure	2	S	E&A
		Furniture	Tables & seating	Asset	2	S	E&A
			Water bubblers	Asset	2	S	E&A
			Flag Pole	Asset	2	S	E&A
		Public art	Public art	Asset	2	S	E&A
		Water features	Water feature	Asset	2	S	E&A
		Fixed sports equipment	Fixed sports equipment	Asset	2	S	E&A
		Synthetic Turf	Synthetic Turf	Asset	2	S	E&A
		Irrigation	Controller	Asset	2	S	E&A
			Meter	Asset	2	S	E
			Reticulation	Asset	2	S	E

Asset Group Element	Sub Element	Asset	Reference Level	Assess Level	Rating Type	Condition Type
		Sprinklers	Asset	2	S	E
	Fences	Bollards	Asset	2	S	E&A
		Security	Asset	2	S	E&A
		Fence	Asset	2	S	E&A
		Walls	Asset	2	S	E&A



Legend – refer section 4.1 for details


Assessment Level: (1) desktop; (2) visual; (3) investigative


Rating Type: (P) profile (S) singular


Condition Type: (E) effectiveness: (A) appearance


Table 5: Condition Rating Specification





Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Roads & Carparks	Surfacing	Surface	CE	"As new condition", water proof, uniformly good surface texture for traffic	Water tight, limited cracking or opportunity for moisture ingress, uniformly good surface texture for traffic with some patches of adequate	Water tight, limited cracking or opportunity for moisture ingress, uniformly adequate surface texture for traffic	Water resistant, opportunity for moisture ingress, patches of the surface have lower quality traffic surface, loss of roughness or similar	Water seal compromised, cracking, patching and defects allow moisture ingress, large areas of the surface have lost texture or roughness.
				CA	No cracking; no ravelling or stripping, no flushing or polishing, no surface defects/patches, no ponding, no trip hazards	 <p>Cracking less than 1 per 10 In m or 5% surface; no ravelling or stripping <3% surface area; flushing/polishing <5% area; surface defects/patches <5% area</p>	 <p>Cracking less than 5 per 10 In m or 5% surface area; ravelling or stripping 3-15% area; flushing/polishing 5-10%; surface defects/patches 5-10% area</p>	Cracking less than 10 per 10 In m or up to 30% surface area; ravelling or stripping 15-30%, flushing/polishing 10-20%, surface defects/patches 10-20% area, some ponding or trip hazard	Cracking greater than 10 per 10 In m or greater than 30% surface area; ravelling or stripping >30% area, flushing/polishing >30% area





Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Roads & Carparks	Pavement	Pavement	CE	 <p>Smooth travel exposure, no potholes, no rutting or pavement deformation (<5mm vertical), no structural cracking</p>	A few potholes or patches (<1 per 50 ln m), very light rutting (5-20mm), almost entirely smooth travel exposure, no structural cracking	Some potholes or patches (<1 per 25 ln m), light rutting (20-30mm vertical), smooth travel exposure with a few minor bumps), individual cracks over 5 % of surface area	Potholes and patches evident (1 per 10 ln m), moderate rutting (30-50mm vertical), noticeably rough ride, block or linear structural cracking over 30% of surface area	Potholes and patches evident (10 per 10 ln m), heavy rutting (30-50mm vertical), noticeably rough ride, block or linear structural cracking over >30% of surface area
				CA	N/A	N/A	N/A	N/A	N/A
Public Places	Roads & Carparks	Bridge (Vehicle)	Deck	CE	No signs of deflection	Hairline cracking, no deflection apparent	Misalignment of same components, cracking, minor surface corrosion, fixtures and fitting showing wear and tear	Misalignment of components, deflection, cracking, surface corrosion, spalling or other defects, signs of concrete cancer, timber elements splitting or showing rot or white ant damage.	Structural integrity compromised, Misalignment of components, distortion of elements deflection, cracking, pitting, spalling, exposed reinforcement or other defects, concrete cancer, timber elements splitting or showing rot or white ant damage.


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"as new" appearance	Weathered surface, minor surface discolouration, hairline cracking, minor chipping evident.	 <p>Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust or spalling</p>	Severe discolouration and rust staining, cracking and spalling evident on underside. Signs of splitting and rotting of timbers, concrete cancer in concrete and rust in steelwork.	Severe discolouration and staining, cracking and spalling (severe and/or extensive) corrosion of reinforcing steel, rotting and splitting of timbers.
Public Places	Roads & Carparks	Bridge (Vehicle)	Beam	CE	No signs of deflection	Hairline cracking, no deflection apparent	Misalignment of same components, cracking, minor surface corrosion, fixtures and fitting showing wear and tear	Misalignment of components, deflection, cracking, surface corrosion, spalling or other defects, signs of concrete cancer, timber elements splitting or showing rot or white ant damage.	Structural integrity compromised, Misalignment of components, distortion of elements deflection, cracking, pitting, spalling, exposed reinforcement or other defects, concrete cancer, timber elements




Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"As new" appearance	 <p>Weathered surface, minor surface discoloration, hairline cracking, minor chipping evident.</p>	Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust or spalling	Severe discoloration and rust staining, cracking and spalling evident on underside. Signs of splitting and rotting of timbers, concrete cancer in concrete and rust in steelwork.	splitting or showing rot or white ant damage. Severe discoloration and staining, cracking and spalling (severe and/or extensive) corrosion of reinforcing steel, rotting and splitting of timbers.
Public Places	Roads & Carparks	Bridge (Vehicle)	Abutment	CE	No signs of deflection	Hairline cracking, no deflection apparent	Misalignment of same components, cracking, minor surface corrosion, fixtures and fitting showing wear and tear	Misalignment of components, deflection, cracking, surface corrosion, spalling or other defects, signs of concrete cancer, timber elements splitting or showing rot or white ant damage.	Structural integrity compromised, Misalignment of components, distortion of elements deflection, cracking, pitting, spalling, exposed reinforcement or other defects, concrete cancer,








Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"As new" appearance	Weathered surface, minor surface discolouration, hairline cracking, minor chipping evident.	 <p>Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust or spalling</p>	Severe discolouration and rust staining, cracking and spalling evident on underside. Signs of splitting and rotting of timbers, concrete cancer in concrete and rust in steelwork.	timber elements splitting or showing rot or white ant damage. Severe discolouration and staining, cracking and spalling (severe and/or extensive) corrosion of reinforcing steel, rotting and splitting of timbers.
Public Places	Roads & Carparks	Line marking	Line marking	CE	Line marking is providing appropriate instruction and delineation	Line marking is providing appropriate instruction and delineation	Line marking is providing appropriate instruction and delineation.	Line marking is providing mostly appropriate instruction and delineation but could be improved.	Line marking is providing inappropriate instruction or delineation.



Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"As new" appearance. Clear, consistent message and alignment. Good pigment density and contrast to underlying material. Not obscured No signs of underlying markings. Retroreflective properties good.	 Good visibility. Provides a clear and consistent message and alignment. Pigment density and contrast satisfactory. Not obscured. Underlying markings not visible. Retroreflective properties satisfactory	 Adequate visibility. Provides a clear and consistent message and alignment. Pigment density and contrast satisfactory. Not obscured. Underlying markings not visible. Retroreflective properties satisfactory	 Partially Faded or obscured but still providing a consistent message and alignment. Pigment density low and or contrast poor. Retroreflective properties failing. Underlying markings partially visible in patches.	Faded or obscured. Inconsistent message or alignment. Retroreflective properties lost. Underlying old pavement marking showing through.
Public Places	Roads & Carparks	Barrier	Guard Rail	CE	Functioning well	Functioning effectively	Functioning satisfactorily, some minor deterioration of non-critical elements	Functioning marginally, minor defects and issues, possible obsolescence	Broken or missing elements, identified functional issues
				CA	 Excellent visual appearance.	Scuff marks, scratches and minor chipping, faded or peeling surfaces	Minor surface cracking, scuff marks, scratches, gouges, minor corrosion	Minor damage to sections, Surface gouging, staining, loss of surface coatings, scratches and chipping	Major damage to sections, extensive minor damage, surface damages, holes, peeling or delamination





Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Roads & Carparks	Kerb, channel & pits	Kerb	CE	 0-5% of length has noticeable alignment deviation.	5-10% of length has noticeable alignment deviation.	 10-15% of length has noticeable alignment deviation.	15-20% of length has noticeable alignment deviation.	>25% of length has noticeable alignment deviation.
				CA	 0-5% (or 1 in 20m) of length has cracking.	5-10% (or 2 in 20m) of length has cracking.	15-20% (or 3 in 20m) of length has cracking.	 20-55% (or 4 in 20m) of length has cracking.	>25% (or >5 in 20m) of length has cracking.
Public Places	Roads & Carparks	Kerb, channel & pits	Kerb & Channel	CE	0-5% of length has noticeable alignment deviation.	5-10% of length has noticeable alignment deviation.	10-15% of length has noticeable alignment deviation.	15-20% of length has noticeable alignment deviation.	>25% of length has noticeable alignment deviation.


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	 0-5% (or 1 in 20m) of length has cracking.	5-10% (or 2 in 20m) of length has cracking.	15-20% (or 3 in 20m) of length has cracking.	20-55% (or 4 in 20m) of length has cracking.	25% (or >5 in 20m) of length has cracking.
Public Places	Roads & Carparks	Kerb, channel & pits	Pits	CE	Functioning satisfactorily.	Functioning satisfactorily. Minor obstructions.	Slow leaks and/or maintenance issues. Partial obstructions by detritus or roots.	Noticeable leaks. Partial or intermittent line blockages. Poorly designed features or inappropriate fittings.	Improper or faulty design or workmanship. Complete or regular line blockages. Meters or valves not functioning.
				CA	Appears "as new"	Discolouration and stains. Some build-up of scale. Some weathering, scratches or chipping.	Weathering, chips and scratches in protective coatings. Some build-up of scale. Small signs of corrosion, maintenance work or leaks. Signage faded.	Discolouration and stains. Weathering, chips and scratches in protective coatings. Small signs of corrosion, maintenance work or leaks. Signage faded.	Noticeable deterioration and/or corrosion of exposed surfaces. Signs of leaks or repairs. Build-up of detritus
Public Places	Roads & Carparks	Signs (Regulatory)	Post	CE	Posts and foundations structurally sound	Posts and foundations structurally sound	Posts and foundations structurally sound	Posts and foundations are structurally sound.	Serious defects with the posts including damage, foundation instability, pitting of


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA		Posts and foundations are structurally sound. Some scratching or chipping of light poles		Some evidence of lean or settlement	surfaces, unstable foundations, corroded fixings or similar
				CA	As new condition.		Scratching and chipping of posts, some loss of surface coat, signs of corrosion	Surface treatment mostly lost, chipping and scratching, some corrosion evident, some damage to posts	Poor appearance, surface treatment abraded, pitting and corrosion evident, signs of damage
Public Places	Roads & Carparks	Signs (Regulatory)	Sign	CE	Signs appropriate	Signs appropriate	Signs appropriate	Signs appropriate but better options available	Signs not appropriate
				CA	As new condition	Signs clear and legible with no damage, some weathering or dirt			Signs barely legible or obscured with dirt.


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Pathways	Paths	Path	CE	The width is greater than required, the surface is ideal for the type of use, the surface is not slippery or uneven	 <p>The width is what is required, the surface is suited to the type of traffic, the surface is not slippery or uneven</p>	<p>some weathering or dirt</p> <p>The width is what is required, the surface is suited to the type of traffic, there are patches of defective or substandard slipperiness, poor drainage or other intermittent and minor faults</p>	<p>poorly legible with some minor damage, some weathering or dirt</p>  <p>The width is less than required with evidence of off path traffic, the path is not well aligned with user destinations, the surface is slippery or unsuitable, there are significant drainage or pavement defects (ponding /trip hazards) that regularly interfere with use</p>	<p>The width is less than required with evidence of off path traffic, the path is not aligned with user destinations, the surface is slippery or unsuitable, there are significant drainage or pavement defects (ponding /trip hazards) that regularly interfere with use</p>
				CA	 <p>0-5% cracking by</p>	 <p>5-10% cracking by</p>	 <p>10-15% racking by</p>	 <p>15-25% cracking by</p>	 <p>>25% cracking by</p>






Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
					area, up to 1 in 25 pavers defective or subsided, no joints lipped > 30mm; no ponding	area, up to 1 in 20 pavers defective or subsided, less than 2 joints per 100 In m lipped >30mm; very small isolated puddles	area, up to 1 in 15 pavers broken, less than 6 joints per 100 In m lipped >30mm, some puddles obstructing <20% of path at isolated locations	area, up to 1 in 10 pavers broken, less than 8 joints per 100 In m lipped >30mm; Shallow puddles partially obstructing path	area, up to 1 in 5 pavers broken, less than 2 joints per 100 In m lipped >30mm, water ponding and obstructing use of path
Public Places	Pathways	Stairways	Stairways	CE	Fully functional	Functioning effectively, minor cracking	 <p>Signs of deflection or deterioration of slabs and timber such as rust, cracking. Signs of surface corrosion on bolts and fixings. Treads or grabrails functioning effectively</p>	 <p>Deflection apparent, significant cracking, splitting or rotting of timbers, corrosion, spalling, evidence of concrete cancer. Fittings and fixings corroded. Treads or grabrails worn slippery, loose or uneven.</p>	Structural integrity compromised. Deflection or sagging, significant cracking, spalling exposing reinforcing steel, corrosion of reinforcing steel evident on underside, corroded fittings and fixings. Treads or grab rails missing, badly worn, slippery, uneven or loose


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	As new, no signs of deflection, discolouration or cracking	 <p>Weathered surface, minor surface discolouration, hairline cracking, minor chipping evident.</p>	 <p>Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust.</p>	Severe discolouration and rust staining, cracking and spalling evident on underside. Signs of splitting and rotting of timbers, concrete cancer in concrete and rust in steelwork.	Severe discolouration and staining, cracking and spalling (severe and/or extensive) corrosion of reinforcing steel, rotting and splitting of timbers.
Public Places	Public Systems	Lighting	Pole /Mount	CE	Poles and foundations structurally sound	Poles and foundations structurally sound	Poles and foundations structurally sound	Poles and foundations are structurally sound. Some evidence of lean or settlement	Serious defects with the poles including damage, foundation instability, pitting of surfaces, unstable foundations, corroded fixings or similar
				CA	 <p>Light poles in as new condition.</p>	 <p>Poles and foundations are</p>	Scratching and chipping of light poles, some loss of surface coat, signs of corrosion	Surface treatment mostly lost, chipping and scratching, some corrosion evident, some damage to poles	Poor appearance, surface treatment abraded, pitting and corrosion evident, signs of damage


Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
						structurally sound. Some scratching or chipping of light poles			
Public Places	Public Systems	Lighting	Luminaires	CE	Lighting appears to be in sound condition. No light fittings have failed, fittings are clean and free from dust/insects. All lamps appear to be the same colour temperature and functioning correctly. Lighting circuits are protected by RCD's. All diffusers are in good condition. There is no sign of risk to people or property.	Lighting appears to generally be in sound condition. Only a small number of fittings have failed, some fittings require cleaning, and generally most lamps appear to be the same colour temperature and functioning correctly. All lighting circuits are protected by RCD's. Diffusers are generally in good condition. There is no sign of risk to people or property.	Lighting appears to be generally in fair condition. A significant number of fittings/ lamps need attention as it is affecting the lux level in the area. Many fittings have failed, require cleaning, or require lamp replacement. Some diffusers are damaged. One or more circuits are not protected by RCD's. There are signs of minor risk to people or property.	Major defects are present, many fittings and diffusers are damaged. Large numbers of fittings have failed and is affecting the lux level and safety in the area. Most fittings require cleaning. Several circuits are not protected by RCD's. There is a significant risk to people or property.	Serious defects are present with the lighting. The area is too dark and hazards cannot be seen. Fittings have come loose from their fixings and could fall. Broken diffusers posing a hazard. The lighting requires urgent isolation and repair/replacement. Most circuits are not protected by RCD's. There is an immediate risk to people or property.
				CA	Lighting appears to be in sound condition. No light fittings have failed, fittings are clean and		Lighting appears to be generally in fair condition. A significant number of fittings/ lamps need	Major defects are present, many fittings and diffusers are damaged. Large numbers of fittings	Serious defects are present with the lighting. The area is too dark and hazards cannot be




Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
					free from dust/insects. All lamps appear to be the same colour temperature and functioning correctly. Lighting circuits are protected by RCD's. All diffusers are in good condition. There is no sign of risk to people or property.	generally be in sound condition. Only a small number of fittings have failed, some fittings require cleaning, and generally most lamps appear to be the same colour temperature and functioning correctly. All lighting circuits are protected by RCD's. Diffusers are generally in good condition. There is no sign of risk to people or property.	attention as it is affecting the lux level in the area. Many fittings have failed, require cleaning, or require lamp replacement. Some diffusers are damaged. One or more circuits are not protected by RCD's. There are signs of minor risk to people or property.	have failed and is affecting the lux level and safety in the area. Most fittings require cleaning. Several circuits are not protected by RCD's. There is a significant risk to people or property.	seen. Fittings have come loose from their fixings and could fall. Broken diffusers posing a hazard. The lighting requires urgent isolation and repair/replacement. Most circuits are not protected by RCD's. There is an immediate risk to people or property.
Public Places	Public Systems	Signs (Non-Regulatory)	N/A	CE	 <p>Posts and foundations structurally sound</p>	Posts and foundations structurally sound	Posts and foundations structurally sound	Posts and foundations are structurally sound. Some evidence of lean or settlement	Serious defects with the posts including damage, foundation instability, pitting of surfaces, unstable foundations, corroded fixings or similar




Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	As new condition.	Posts and foundations are structurally sound. Some scratching or chipping of light poles	Scratching and chipping of posts, some loss of surface coat, signs of corrosion	Surface treatment mostly lost, chipping and scratching, some corrosion evident, some damage to posts	Poor appearance, surface treatment abraded, pitting and corrosion evident, signs of damage
Public Places	Public Systems	Signs (Regulatory)	N/A	CE	Signs appropriate	Signs appropriate	Signs appropriate	Signs appropriate but better options available	Signs not appropriate
				CA	As new condition	 <p>Signs clear and legible with no damage, some weathering or dirt</p>	Signs clear and legible with some minor damage, some weathering or dirt	Signs faded and poorly legible with some minor damage, some weathering or dirt	Signs barely legible or obscured with dirt.
Public Places	Public Systems	Security	N/A	CE	Functioning well	Functioning effectively	Functioning satisfactorily, some minor deterioration of non-critical elements	Functioning marginally, minor defects and issues, possible obsolescence	Broken or missing elements, identified functional issues
				CA	N/A	N/A	N/A	N/A	N/A
Public Places	Public Places	Structures	Shade	CE	Functioning effectively,	Functioning effectively,	Functioning acceptably	Functioning poorly, concerns about safety or stability	Close to failure, structural integrity compromised, possible safety risks



Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"As new" condition.	 <p>Weathered surface, minor surface discolouration, minor chipping or scratching evident.</p>	<p>Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust or spalling</p>	<p>Deterioration of structure, fraying of shade material</p>	<p>Visibly deteriorated, pitted surfaces, cracking, surface defects, misalignment of joints, mortar weathered away</p>
Public Places	Public Places	Structures	Retaining Wall	CE	Functioning effectively, alignment (vertical and horizontal) as new	Functioning effectively, hairline cracks, alignment as new	Functioning effectively but showing signs of deterioration, erosion of elements, root intrusions, cracking<2mm	Functioning and still considered safe but with noticeable movement (rotation, settlement>20mm or displacement>100mm, severe cracking), pitting of metal or concrete, evidence of concrete cancer, rot or white ant damage in timber	Close to failure, structural integrity compromised, rotation, collapse or displacement evidence failure
				CA	As new	 <p>Weathering and minor surface</p>	 <p>Weathering and some surface deterioration, some</p>	 <p>Deterioration of materials, fretting of mortar, cracking,</p>	 <p>Visibly deteriorated, pitted surfaces, cracking, surface</p>

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
						defects, hairline cracks	mortar loss, cracking<2mm wide	surface defects, corrosion, rot and white ant damage	defects, misalignment of joints, mortar weathered away
Public Places	Public Places	Structures	Pedestrian Bridge	CE	No signs of deflection	Hairline cracking, no deflection apparent	Misalignment of some components, cracking, minor surface corrosion, fixtures and fitting showing wear and tear	Misalignment of components, deflection, cracking, surface corrosion, spalling or other defects, signs of concrete cancer, timber elements splitting or showing rot or white ant damage.	Structural integrity compromised, Misalignment of components, distortion of elements deflection, cracking, pitting, spalling, exposed reinforcement or other defects, concrete cancer, timber elements splitting or showing rot or white ant damage.
				CA	"as new" appearance	 <p>Weathered surface, minor surface discoloration, hairline cracking,</p>	Weathered surface, Significant discoloration and staining, failing coatings, minor surface defects including rust or spalling	Severe discoloration and rust staining, cracking and spalling evident on underside. Signs of splitting and rotting of timbers, concrete cancer in concrete	Severe discoloration and staining, cracking and spalling (severe and/or extensive) corrosion of reinforcing steel, rotting and splitting of timbers.

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Public Places	Furniture	Tables & seating	CE	Fully functional	Functioning satisfactorily	Functioning satisfactorily	Safety or functional concern, stability or structural integrity concern, people disinterested	Identified safety issue, stability or structural integrity issue, people disinterested/obsolete
				CA	 <p>"As New" condition</p>	minor scratching or weathering,	Weathering, scratching, chipping or minor damage, surface coatings partially lost	Surfacing pitting or damage, mould or mildew, surface coatings mostly lost, looks unattractive	Badly deteriorated, mould or mildew, looks unattractive
Public Places	Public Places	Furniture	Water bubblers	CE	Fully functional	Functioning satisfactorily,	Functioning satisfactorily	Safety or functional concern, stability or structural integrity concern, people disinterested	Identified safety issue, any mould, mildew, scum showing (health), stability or structural integrity issue, people disinterested/obsolete

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	 <p>"As New" condition</p>	 <p>Minor scratching or weathering,</p>	 <p>Weathering, scratching, chipping or minor damage, surface coatings partially lost</p>	<p>Surfacing pitting or damage, , surface coatings mostly lost, looks unattractive</p>	<p>Badly deteriorated, mould or mildew, looks unattractive</p>
Public Places	Public Places	Furniture	Flag Pole	CE	Fully functional	Functioning satisfactorily	Functioning satisfactorily	Safety or functional concern, stability or structural integrity concern, people disinterested	Identified safety issue, stability or structural integrity issue, people disinterested/obsolete
				CA	"As New" condition	minor scratching or weathering,	Weathering, scratching, chipping or minor damage, surface coatings partially lost	Surfacing pitting or damage, mould or mildew, surface coatings mostly lost, looks unattractive	Badly deteriorated, mould or mildew, looks unattractive
Public Places	Public Places	Public art	Public art	CE	Fully functional	Functioning satisfactorily	Functioning satisfactorily	Safety or functional concern, stability or structural integrity concern, people disinterested	Identified safety issue, stability or structural integrity issue, people disinterested/obsolete




Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	 <p>"As New" condition</p>	 <p>Minor scratching or weathering,</p>	 <p>Weathering, scratching, chipping or minor damage, surface coatings partially lost</p>	<p>Surfacing pitting or damage, mould or mildew, surface coatings mostly lost, looks unattractive</p>	<p>Badly deteriorated, mould or mildew, looks unattractive</p>
Public Places	Public Places	Water features	Water feature	CE	<p>Edge banks even, walk in walk out features or fencing, appropriate warning signs, water, healthy biodiversity</p>	<p>Banks slightly degraded, water clear, signs appropriate, healthy biodiversity, fountains working</p>	<p>Banks degraded, slight discolouration or turbidity in water column, signs of weed infestation or limited biodiversity, intermittent bad odours, fountains working effectively</p>	<p>Safety or functional concern, walk in walk out risk, signs missing or faded, water column dirty, lack of biodiversity, regular bad odours, fountains have intermittent faults</p>	<p>Identified safety issue, stability or structural integrity issue, slip, fall and drown hazards, fencing missing or ineffective, water column turbid, poor biodiversity, algal blooms, fountains not working, frequent foul odours</p>
				CA	<p>Breath taking, crystal clear waters, idyllic green pastures and verdant native woodlands.</p>	<p>Clear waters, nice surrounds, attractive.</p>	<p>Clear waters, decent surrounds.</p>	<p>Dirty waters, poor surrounds, occasional unpleasant odours.</p>	<p>Dismal swamp, dirty waters, unpleasant surrounds, Foul odours, weed or mosquito infested.</p>

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Public Places	Fixed sports equipment	Fixed sports equipment	CE	Fully functional			Safety or functional concern, stability or structural integrity concern, people disinterested, slight obsolescence	Identified safety issue, stability or structural integrity issue, people disinterested/obsolete
					CA "As New" condition	Functioning satisfactorily	Functioning satisfactorily		
Public Places	Public Places	Synthetic Turf	Synthetic Turf	CE	Fully functional	Functioning satisfactorily	Functioning satisfactorily, surface failures and damage becoming more common	Functioning unsatisfactorily and possibly affecting game play, potentially uneven surface, surface failures and damage becoming more common, risks of trips and falls need to be considered	Barely playable and affecting game play. Identified safety issue, uneven surface, high risks of failure or trips and falls

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	"As New" condition	minor scuffing, scratching or weathering,	Weathering, faded colour, scratching, localised scuffing or repaired minor damage,	Weathered, loss of colour in patches, losing surface texture in places, extensive scuffing, mould or mildew, multiple patches, repaired rips or fraying.	Badly deteriorated, loss of colour in large areas, mould or mildew, extensive scuffing over large areas, loss of surface texture, extensive patches, repaired rips or frays
				CE	Fully functional	Functioning satisfactorily	Functioning satisfactorily, surface failures and damage becoming more common	Functioning unsatisfactorily and possibly affecting game play, potentially uneven surface, surface failures and damage becoming more common, risks of trips and falls need to be considered	Barely playable and affecting game play. Identified safety issue, uneven surface, high risks of failure or trips and falls
Public Places	Public Places	Irrigation	Controller	CE	Controller is in sound condition, functional and appropriate to need. They are installed in a very safe, practical and logical manner	Controller is in sound condition and functional It is installed in a safe, practical and logical manner; however, some minor issues show signs of	Controller is suited to it's purpose and function. Controller is in fair condition. Components are generally installed in a reasonably safe, practical and logical	Controller is not functioning effectively, is partially suited to purpose or is becoming obsolete. Junction boxes do not appear to be in	The control system is not functioning or is unsuited to its purpose or is obsolete. Dangerous conditions exist with the cabling infrastructure which

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
					and show no signs of deterioration.	deterioration or non-functional defect or damage. There are no signs of risk to people or property.	manner; however, parts of the installation require rectification to bring up to standard, and there is deterioration.	sound condition. They are installed in an unsafe, impractical and/or illogical manner and show major signs of deterioration, defect and/or damage. Immediate attention is required. There is a failure risk.	pose an immediate risk to people or property and require urgent isolation and repair/replacement. Failure is imminent.
				CA	Controller including covers are free of defects, well sited and level with surrounds. Wiring and components are in place are free of dirt, dust and cobwebs. Components are well labelled	Controller including covers show signs of weathering, scuffing, minor scratching and chipping but remain complete and sound. Wiring and components are in place but lightly covered in dust, dirt or cobwebs. Components are well labelled	Controller including covers show signs of weathering, scuffing, scratching, cracking, patching and chipping but remain complete and sound. Components are in place but covered in dust, dirt or cobwebs. Components are well labelled,	Controller including covers show signs of weathering, scuffing, scratching, serious cracking, patching and chipping and structural integrity or weatherproofing is compromised. Some components look to be out of place, poorly labelled, loose or unconnected wires. Components are poorly labelled	Controllers, including covers have lost structural integrity or weatherproofing. Components are out of place, p, loose or with unconnected wires. Components are not labelled

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
Public Places	Public Places	Irrigation	Meter	CE	Functioning satisfactorily.	Functioning satisfactorily. Some minor leaks.	Evidence that meter is not accurate	Meters not accurate or effective.	Meter not functioning.
				CA	N/A	N/A	N/A	N/A	N/A
Public Places	Public Places	Irrigation	Reticulation	CE	Functioning satisfactorily.	Functioning satisfactorily. Some minor leaks at valves.	Slow leaks and/or minor loss of pressure or flow evident.	Noticeable leaks. Noticeable loss of pressure or flow. Partial or intermittent line blockages. Poorly designed features or inappropriate fittings. Valves not effective.	Improper or faulty design or workmanship. Significant loss of pressure and flow. Complete or regular line blockages. Valves not functioning.
				CA	N/A	N/A	N/A	N/A	N/A
Public Places	Public Places	Irrigation	Sprinklers	CE	Functioning satisfactorily. No blockages and water distribution is even.	Functioning satisfactorily. Some minor leaks at valves.	Slow leaks and/or minor loss of pressure or flow evident. No blockages and water distribution is even	Noticeable leaks. Noticeable loss of pressure or flow. Partial or intermittent line blockages. Poorly designed features or inappropriate fittings. Meters or valves not accurate or effective. Water	Improper or faulty design or workmanship. Significant loss of pressure and flow. Complete or regular line blockages. Meters or valves not functioning.
				CA	N/A	N/A	N/A	N/A	N/A

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	N/A	N/A	N/A	N/A	distribution is not even.
Public Places	Public Places	Fences	Bollards	CE	Fully functional	Fully functional	Functional but with some loss of performance, leaning posts	Barely functional, gaps in coverage, structurally instability, significant lean or instability, elements missing. Concern that the fence is not doing its job, may fall down or become a hazard in high winds.	Non-functional. Damage or bad deterioration, significant corrosion, missing posts, dislodged or leaning posts. Bollards are structurally unsound and unfit for purpose.
				CA	 <p>As new condition.</p>	 <p>Some minor wear and tear, minor surface coating damage, dents and scratches</p>	 <p>Damage to surface coverings, moderate deterioration, signs of repair, minor corrosion in metal, minor cracking in</p>	<p>Rot or white ant damage in timber, corrosion in metal, loss of protective coatings, fretted mortar in blockwork, cracking and surface defects, signs of repairs</p>	<p>Damage or bad deterioration, significant corrosion, missing panels, fence posts broken, dislodged or leaning</p>

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
							blockwork, damage, rot/mildew and similar		
Public Places	Public Places	Fences	Security	CE	Fully functional	Fully functional	Functional but with some loss of performance, gaps under fence, leaning panels, loss of tension in wires and supports	Barely functional, gaps in coverage, structurally instability, significant lean or instability, panels elements missing. Concern that the fence is not doing its job, may fall down or become a hazard in high winds.	Non-functional. Damage or bad deterioration, significant corrosion, missing panels and elements, fence posts broken, dislodged or leaning. Fence is structurally unsound and unfit for purpose.
				CA	As new condition.	Some minor wear and tear, minor surface coating damage, dents and scratches	Damage to surface coverings, moderate deterioration, signs of repair, minor corrosion in metal, minor cracking in blockwork, damage, rot/mildew and similar	Rot or white ant damage in timber, corrosion in metal, loss of protective coatings, fretted mortar in blockwork, loss of tension in wires, cracking and surface defects, signs of repairs	Damage or bad deterioration, significant corrosion, missing panels, disconnected/fallen wire and mesh fence posts broken, dislodged or leaning
Public Places	Public Places	Fences	Fence	CE	Fully functional	Fully functional	Functional but with some loss of performance, gaps	Barely functional, gaps in coverage, structurally	Non-functional. Damage or bad deterioration,

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
							under fence, leaning panels, loss of tension in wires and supports	instability, significant lean or instability, panels elements missing. Concern that the fence is not doing its job, may fall or become a hazard in high winds.	significant corrosion, missing panels and elements, fence posts broken, dislodged or leaning. Fence is structurally unsound and unfit for purpose.
				CA	As new condition.	Some minor wear and tear, minor surface coating damage, dents and scratches	Damage to surface coverings, moderate deterioration, signs of repair, minor corrosion in metal, minor cracking in blockwork, damage, rot/mildew and similar	Rot or white ant damage in timber, corrosion in metal, loss of protective coatings, fretted mortar in blockwork, loss of tension in wires, cracking and surface defects, signs of repairs	Damage or bad deterioration, significant corrosion, missing panels, disconnected/fallen wire and mesh fence posts broken, dislodged or leaning
Public Places	Public Places	Fences	Walls	CE	Fully functional	Fully functional	Functional but with some loss of performance, gaps under fence, leaning panels, loss of tension in wires and supports	Barely functional, gaps in coverage, structurally instability, significant lean or instability, panels elements missing. Concern that the fence is not doing its job, may	Non-functional. Damage or bad deterioration, significant corrosion, missing panels and elements, fence posts broken, dislodged or leaning. Fence is structurally

Asset Group	Element	Sub Element	Asset	Type	5 Excellent	4 Good	3 Moderate	2 Poor	1 Very Poor
				CA	As new condition.	Some minor wear and tear, minor surface coating damage, dents and scratches	Damage to surface coverings, moderate deterioration, signs of repair, minor corrosion in metal, minor cracking in blockwork, damage, rot/mildew and similar	Rot or white ant damage in timber, corrosion in metal, loss of protective coatings, fretted mortar in blockwork, loss of tension in wires, cracking and surface defects, signs of repairs	fall down or become a hazard in high winds. unsound and unfit for purpose. Damage or bad deterioration, significant corrosion, missing panels, disconnected/fallen wire and mesh fence posts broken, dislodged or leaning
				CE	Fully functional	Fully functional	Functional but with some loss of performance, gaps under fence, leaning panels, loss of tension in wires and supports	Barely functional, gaps in coverage, structurally instability, significant lean or instability, panels elements missing. Concern that the fence is not doing its job, may fall down or become a hazard in high winds.	Non-functional. Damage or bad deterioration, significant corrosion, missing panels and elements, fence posts broken, dislodged or leaning. Fence is structurally unsound and unfit for purpose.

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