

## City of Nacogdoches Survey: Condition Guidelines

Excellent: The resource is ... (100%-90% pristine)

- clearly well maintained/painted/cleaned with attention to small elements,
- the roof appears solid, is correct for the structure's style/date, and has no loose sections,
- all window and door frames appear solid and no weathering, glass appears original
- there are no cracks in the foundation, walls, or stairs,
- there are no apparent additions to the resource or missing elements, and
- there is no potential outside threat.

Good: The resource is... (90%-75% pristine)

- has regular maintenance/painting/cleaning but smaller elements may not be individualized,
- the roof appears solid but may be incorrect for the structure's style/date, or may have slight loosening,
- the window and door frames appear to be original but may need minor repairs or finishing,
- there can be hairline cracks in the foundation, walls, or stairs but no shifting/settling,
- there may be some minor changes to the structure's historic fabric but they do not change its integrity, and
- there is a potential outside threat but not imminent.

Fair: The resource is ... (75%-60% pristine)

- has occasional maintenance and basic repairs,
- the roof has clear wear but appears to be functional, the roof is most likely incorrect for the structure's style/date,
- the window and door frames have been replaced or modified, original materials show obvious wear,
- the foundation, walls, or stairs have some separation in a few locations and there is slight shifting/settling,
- there are some major changes to the structure's historic fabric which may affect its integrity, and
- there is a clear outside threat.

Poor: The resource is... (60%-45% pristine)

- has minimal maintenance and is lacking some basic repairs,
- the roof has extreme wear, it may have some leakage, and if original is most likely damaged beyond repair,
- the window and door frames, if original have extreme wear and/or breakage, or are very unsympathetic replacements, there may be a few broken panes of glass
- the foundation, walls, or stairs have clear holes, cracks, or damage and structure is unlevel in at least one area
- there are numerous changes to the structure's historic fabric which affect its integrity, and
- there is a clear, imminent threat.

Bad: The resource is (45%-0% pristine)

- has clearly had no recent maintenance and needs major repairs,
- the roof has holes, leaks, is missing sections, or is completely unsympathetic to the structure,
- the window and door frames are not weather tight, there are several broken panes of glass or missing elements,
- the foundation, walls, or stairs are falling, buckling, or missing major sections, the structure is unlevel,
- there are so many changes to the structure's fabric that it is difficult to determine which parts if any are original, and
- it has already been threatened.

If a resource meets all of the first five criteria for a category, but has an imminent threat then it will be moved down one category and the threat noted in the condition explanatory notes.



Excellent



Good



Fair



Poor



Bad