



THREE WEAVE
Aerial Intelligence

CHURCH WARDENS HUB • FABRIC CONDITION CHECKLIST

Church Fabric Risk Checklist

Fillable edition - complete on screen or print

A red/amber/green scoring checklist covering roofs, rainwater goods, exteriors, interiors and building services — built from the national Maintenance Checklist for Places of Worship and current diocesan guidance. This fillable edition lets you complete, save and share your findings digitally.



Please Read Before You Continue

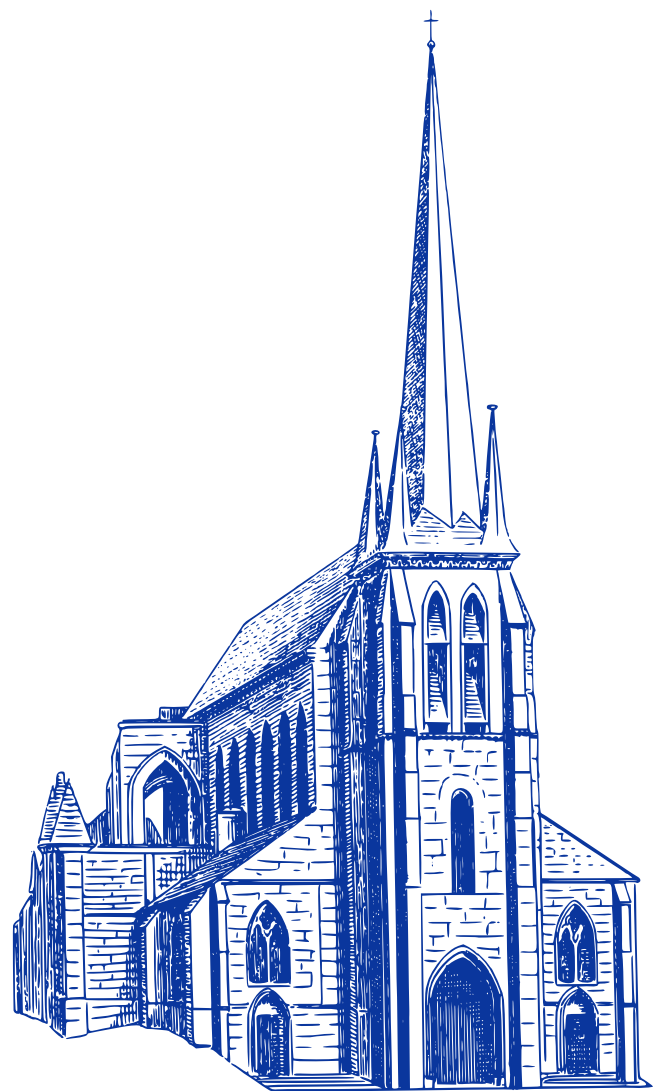
This document is provided for general information only and does not constitute professional, structural, or legal advice specific to your building. It draws on the national Maintenance Checklist for Places of Worship (SPAB, Historic England and the National Churches Trust) and current diocesan guidance, believed accurate as at the date shown on the cover. It is not a survey, and it does not replace one.

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This checklist does not replace your quinquennial inspection.

It is designed to help you monitor your building between professional inspections, required at least once every five years under the Inspection of Churches Measure. It is not exhaustive, and some defects — particularly structural or hidden ones — cannot be identified from a ground-level visual check.

If you find, or suspect, anything that affects the safety of the building or the people in it, do not wait for your next scheduled inspection. Contact your PCC, your quinquennial inspector, or your diocese promptly.



Your Church Details & How to Use This Checklist

Complete the details below, then work through each section from the roofline down. Everything in this checklist can be checked safely from the ground or from inside the building — nothing requires a ladder. Where you can't get a clear enough view to make a judgement, leave the rating blank and note it in the comments.

Church Name

Location / parish

Completed By

Date Completed

Date of previous quinquennial inspection

Date of next scheduled check

Best used: once a year as a minimum, and ideally straight after a spell of heavy rain — problems with water disposal are far easier to spot while it's actually raining, or shortly afterwards.

Recording your findings: for each item, select a rating and add a comment where relevant. Photograph anything rated amber or red, with the date noted, as this becomes valuable evidence for your PCC and quinquennial inspector.

Roofs

Checked from the ground or with binoculars — nothing here requires a ladder.

● **Green - no visible concern** ● **Amber - monitor, plan attention** ● **Red - needs prompt attention**

Check	Rating		
Debris (broken slate, tile, or lead fragments) on the ground around the building	● G	● A	● R
Visible slipped, cracked or missing roof coverings from ground level or binoculars	● G	● A	● R
Lead flashings and mortar fillets at chimneys/abutments look intact, with no visible holes, splits or erosion	● G	● A	● R
No sagging, dipping or uneven roof lines visible from a distance	● G	● A	● R
No moss, plant growth or standing water visible on flat or low-pitch roof areas	● G	● A	● R

Notes / follow-up actions

Rainwater Goods

Water ingress is consistently identified as the leading cause of church building defects — this section is the single highest-value check you can do.

● Green - no visible concern ● Amber - monitor, plan attention ● Red - needs prompt attention

Check	Rating		
Gutters and downpipes show no visible cracks, splits or joint leaks	● G	● A	● R
No overflow staining, damp streaks or green growth beneath a gutter or joint	● G	● A	● R
Water is flowing freely during or just after rain, with no visible overtopping	● G	● A	● R
Ground-level gullies, drains and soakaways are clear and draining without pooling	● G	● A	● R
Rainwater is directed away from the building, not pooling against walls or foundations	● G	● A	● R

Notes / follow-up actions

Exteriors - Walls, Windows & Doors

● Green - no visible concern ● Amber - monitor, plan attention ● Red - needs prompt attention

Check	Rating		
No new or worsening cracks in external walls, particularly around openings or corners	● G	● A	● R
Pointing and render appear sound, with no loose or missing sections	● G	● A	● R
No signs of damp, staining or salt deposits (efflorescence) on external masonry	● G	● A	● R
External doors close, latch and seal properly, with no rot at the base	● G	● A	● R
No debris, vegetation or stored material piled against external walls	● G	● A	● R
Churchyard paths, walls and memorials show no new structural movement	● G	● A	● R

Notes / follow-up actions

Interiors

● Green - no visible concern ● Amber - monitor, plan attention ● Red - needs prompt attention

Check	Rating		
No damp patches, tide marks or discolouration on internal walls or ceilings	● G	● A	● R
No musty smell, active drip, or standing water after rain	● G	● A	● R
No signs of damp, staining or salt deposits (efflorescence) on external masonry	● G	● A	● R
Timber (beams, floors, pews) shows no new signs of rot, beetle damage, or soft/spongy areas	● G	● A	● R
No new cracks in internal plaster or around window and door reveals	● G	● A	● R
Floors feel stable underfoot, with no new soft spots or unevenness	● G	● A	● R

Notes / follow-up actions

Building Services (Visual Check Only)

Visual prompt only — testing and certification should always be carried out by a qualified specialist.

● Green - no visible concern ● Amber - monitor, plan attention ● Red - needs prompt attention

Check	Rating		
Lightning conductor tape and connections appear intact and undamaged	● G	● A	● R
Electrical fittings and cabling show no visible damage, scorching, or exposed wiring	● G	● A	● R
Heating system and any fuel/oil tanks show no visible leaks, damage, or corrosion	● G	● A	● R
Last electrical and lightning protection inspection dates are known and within their recommended interval	● G	● A	● R

Notes / follow-up actions

Scoring Summary & Sign Off

Tally your ratings

Green Items

Amber Items

Red Items

What to do with your results

- Green

No action needed now. Re-check at the next scheduled visit.
- Amber

Note it, photograph it, and raise it at your next PCC meeting. Re-check more frequently until resolved.
- Red

Raise with your PCC promptly. If high-level, hard to assess closely, or safety-related, seek professional or specialist input rather than investigating further yourself.

Overall summary and next steps

Reported to PCC on

Warden Signature

When Ground-Level is Not Enough

Several of the checks in this document — roof coverings, high-level flashings, tower parapets, upper gutters — can only be assessed at a distance from the ground. If a check comes back amber or red in an area you can't get close to safely, that's the point to bring in a closer look rather than a longer pair of binoculars or a ladder. See our companion guide, [Where Ladders Should Stop](#), for what current safety guidance says about the limits of ladder access.

Three Weave provides aerial inspection for church roofs, towers and high-level exteriors — giving you and your PCC a clear, close view of anything flagged on this checklist, without anyone needing to climb anything.

Learn more: threeweave.co.uk/heritage-aerial-intelligence

Church Wardens' Hub: threeweave.co.uk/church-wardens-hub

Important information:

Three Weave provides aerial inspection and visual intelligence services only, and does not undertake formal surveys, structural assessments, or the testing/certification of building services. This checklist summarises general guidance believed current as at the date on the cover and is not a substitute for a site-specific survey or professional inspection. See the full disclaimer and limitation of liability on page 2 of this document.



When Ground-Level is Not Enough

1. SPAB, Historic England & National Churches Trust — Maintenance Checklist for Places of Worship, endorsed by the Church of England, Baptists Together, and the Catholic Bishops' Conference of England and Wales.
spab.org.uk/campaigning/maintenance-matters
2. National Churches Trust — Regular Maintenance guidance, including rainwater goods, walls and churchyard checks. nationalchurchestrust.org
3. Historic England — analysis of quinquennial inspection reports on the cost impact of delayed repairs, and general maintenance guidance for places of worship. historicengland.org.uk
4. Diocese of Coventry — Maintenance of Church Buildings guidance, including findings on delayed-repair cost increases and common defect sources. coventry.anglican.org
5. Diocese of St Albans — Caring for Your Church Building, adapted from SPAB's maintenance calendar. stalbandsdiocese.org
6. Diocese of Chester — DAC Technical Guidance on rainwater goods, lightning protection and gutters. chester.anglican.org
7. Church Buildings Council / ChurchCare — Calendar of Care and general guidance notes on church building maintenance. churchcare.co.uk
8. Buildingconservation.com — Church Wardens and Church Fabric, Sara Crofts, Faith in Maintenance / SPAB, Historic Churches, 2008.

This document reflects guidance believed current at the time of publication. Regulations and diocesan guidance may be updat