Summary Building Condition Survey Report

of

Applegrove Primary School
Orchard Road, Forres IV36 1PJ

21st & 22nd February 2022

Z00461 / ADC & NS

CONTENTS

1. Introduction

1.1. This report has been prepared by Andrew Clark MRICS, MCIOB and Neal Stewart Building Services Engineer, of Moray Council. The report is confidential to Moray Council and is not intended for public release without Moray Council's express approval. The report summarises the condition of the property condition at the time of the survey, periodic reviews of material condition will be required. An inspection of the property was undertaken on Monday 21st and Tuesday 22nd February 2022 with the mobile elevated platform inspection being undertaken on Thursday 10th March 2022.

1.2. The report seeks to provide a brief summary of the condition of repair, identifying the principal defects and wants of repair, together with the main points of concern arising from the inspection. Items of a routine or minor maintenance nature have generally not been listed.

1.3. At the time of our inspection, the weather conditions were cold and windy with heavy showers.

1.4. The premises comprise a primary school, constructed in single and two storeys. The school was constructed in 1955 and refurbished in 2017.

1.5. The property was occupied during our inspection which was thus limited by the nature and extent of fixtures and fittings and of decorative finishes. In particular, the existence of fitted floor finishings throughout limited any inspection of the underlying floor structure. Framing out of walls and plasterboard linings conceal the underlying structure and it is possible that defects relating to moisture ingress may exist which are not revealed internally. Please also note and consider the Limitations and Exclusions Section, which is appended to this report.

1.6. Pitched roofs were examined from ground level with the use of binoculars. Accessible flat roofs were examined from a standard 3.80m ladder, the flat roofs above the two storey part were examined with the use of a mobile elevated platform. Access was provided to all internal areas, however access could not be obtained to any of the roof spaces or structures.

1.7. All mechanical and electrical building services were inspected as far as reasonably practical. Domestic water supply pipework, heating pipework, alarm systems cabling and small power systems cabling was in most cases concealed in internal walls, protective containment or under floor spaces and not reasonably practical to inspect. An effort has been made to assess the age and likely condition of these elements by using historic data, where available, to pinpoint the likely age of materials.

1.8. Extract and supply fan ventilation systems were tested by switching on and observing operation only. A detailed inspection of fan units, ductwork or controls has not been carried out during the non-intrusive survey.

1.9. Fire and intruder alarm systems were visually inspected for condition and age as far as reasonably practical and no physical testing was carried out on these services during the survey.

2. Property Description and Methodology

2.1 The property comprises of a single and two storey building with pitched and flat roofs.

2.2 The subjects are of masonry construction. Roofs are covered with natural slate and concrete tile to pitched roofs and single ply membrane to flat roofs, rainwater goods are uPVC. External walls are of masonry construction, overlaid with external insulation and a painted textured finish. Floors comprise concrete slab and suspended timber to the ground floor and suspended concrete to the upper floor. Windows are powder coated metal over a timber structure with double glazed units. External doors are powder coated aluminium.

Internally, ceilings are painted render, painted plasterboard and suspended ceiling tiles, walls are generally painted render or plasterboard with timber panelling at low level, with wet wall in the commercial Kitchen and toilets. Floor coverings comprise carpet, carpet tile, sheet vinyl and timber floor boarding. Internal doors vary considerably with original timber doors and glazed panels, timber doors with vision panels and veneered timber doors.

The heating system consists of modern steel panel radiators throughout, supplemented by a small number of rooms in the kitchen area that have electric ceiling radiant and electric convector heaters. The assembly hall heat emitters are fan assisted wet convector types due to the volume of the heating requirement in this space. The system of pipework is of a closed loop pressurised type.

3 natural gas fuelled modular boilers generate hot water for the heating system and also the hot water calorifier situated in the basement plant room. Pipework is stainless steel mapress type of various diameters and insulation is mineral fibre foil faced in general, with the plant room having aluminium clad pipework insulation.

Hot water is distributed around the school within an insulated copper pipework circulation loop system, via the storage calorifier/plate flow system situated in the basement plant room. Temperature gauges are installed at points around the hot water pipework system to allow monitoring of temperatures for legionella prevention measures. Thermostatic temperature mixing valves are also installed throughout to prevent scalding at selected hot water outlets.

Cold water is distributed around the school through insulated copper pipework of various diameters. Water pressure is boosted by a booster pump set situated in the basement plant room, immediately downstream of the GRP cold water storage tank, also situated in the basement plant room. Selected areas of the school receive cold water supply directly from the mains.

Mechanical ventilation is made up by various types of extract fans. Generally, extract fans are controlled by motion sensor PIR devices, some extract fan units also appear to have humidity or temperature sensors responsible for their operation.

Specialist ventilation is provided in the main kitchen, with a bespoke canopy and roof mounted extract fan to exhaust cooking fumes and products to external air.

A “Trend” building management system is installed that allows remote control and monitoring of mechanical and electrical systems in the building. A network link exists to this system that allow authorised users to access settings on the BMS remotely.

The electrical installation has recently been upgraded in 2017. New general wiring, accessories and distribution boards have been installed to replace old. Metal containment and conduit has been installed throughout to accommodate surface mounted distribution of the cabling. Plastic dado style trunking has been installed in classrooms and other occupied rooms to conceal circuit wiring. New switches and sockets have also been installed.

The lighting system consists of various LED light fittings. Most areas have PIR motion sensor activated switching with the exception of stores and other less occupied rooms. All lighting is also manually controllable from local switches.

An emergency lighting system is installed throughout the whole building, with non - maintained self - contained style lights in rooms and maintained emergency exit running man style lights at escape routes and fire exits.

External bulkhead style lights are installed at intervals around the entire building perimeter.

A modern fire / smoke detection system is installed throughout, consisting of a control panel, wiring and associated devices throughout the building rooms and access corridors. Interfaces to disable magnet openable internal doors are also installed to automatically close internal corridor doors in the event of a fire.

A modern Intruder alarm system is installed consisting of PIR sensors throughout the building rooms and access areas. Two remote operator panels are situated at the main and kitchen entrances.

A modern CCTV system incorporates 13 external fixed cameras and 1 internal fixed camera. Images can be viewed through a monitor in the janitors office and also viewed and recorded in the main reception office.

A small number of rooms included door access control systems. These systems allow doors to remain closed and only authorised users to open them with a fob and electronic reader. Local emergency push buttons allow the release of these doors in event of emergency.

Accessible WCs incorporate alarm systems that allows to raise alarm in the event that this is required.

The building also has a hearing impaired induction loop system installed.

A small number of maintained 1 person hoist systems are installed throughout rooms in the ASN areas of the school.

2.3 Building size – The properties GIFA is 3109m2.

2.4 Condition codes and priority categories.

CONDITION SUMMARY MATRIX	
Good - A	Performing well and operating efficiently
Satisfactory - B	Performing adequately but showing minor deterioration
Poor - C	Showing major defects and/or not operating adequately
Bad - D	Life expired and/or serious risk of imminent failure
N/A	Not applicable for assessment

PRIORITY RATING MATRIX	
1	**Must Do (immediate)** to address essential H&S/comply with law/avoid service disruption.
2	**Should Do (within years 1 and 2)** to achieve/maintain basic standards.
3	**Would Do (within years 3 to 5)** desirable works if affordable.
4	**Programmed (within years 6 to 25)** consider within Planned Maintenance.

3. Summary of Principal Considerations

3.1 Primary School Building

- Concrete tile roofs are reaching the end of their useful life.
- Flat roofs are very slippy and require cleaning.
- Single ply membrane roof coverings are wrinkled and require monitoring.
- Rain water outlets to flat roofs are blocked and require clearing.
- Isolated areas of damage to external wall insulation.
- Watermarked ceilings require further investigation.
- The original internal doors are reaching the end of their useful life
- Carpets are soiled in a number of locations.
- Vinyl treads to internal stairs are soiled.

3.2 Mechanical and Electrical Installations

- Mechanical extract fans are dirty and require cleaning in general.
- 1 Kitchen radiant electric ceiling heater is non-operational.

3.3 External Areas

- Tarmacadam paths at gated entrances are cracked and breaking up.
- Entrance gates have significant corrosion.
- The playing field floods and required improved drainage.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	C	1
Floors & Stairs	B	4
Ceilings	B	4
Ext. Walls, Windows & Doors	B	4
Internal Walls & Doors	C	3
Sanitary Services	B	4
Mechanical	A	4
Electrical	A	4
Decoration	B	3
Fixed Int. Facilities	B	4
External Areas	C	2
Outdoor Sports Facilities	C	1

This information must be transferred to the Master Core Fact Sheet.

4.2 Improvements Recommended

To prevent or reduce, vandalism / damage / accelerated deterioration.

- Review unwanted access to the Plant Room roof.
- Extend field of CCTV system to cover more internal areas.
- Installation of a fixed fire fighting/ automatic sprinkler system.

Appendix A

Limitations and Exclusions

Introduction

We will not seek to impose any particular limitations upon the survey work beyond those of normal surveying practice.

We will carry out a detailed, non-disruptive, visual inspection of the exposed parts of the building fabric that are readily and safely accessible at the time of our survey, using our standard survey equipment.

Our report will express our opinion on the condition and standard of construction of the inspected parts of the property and recommend further investigation or repair where necessary.

The survey will be limited to the subject property and no responsibility will be accepted for any defects that might materially affect the property, which are out with the scope of the survey.

Health and Safety

The inspection will be executed in a fashion in compliance with the Health & Safety at Work, etc Act 1974. Unless otherwise stated, it will be done without the benefit of internal or external scaffolding, guard rails or mechanical hoists. The external inspection will, therefore, be limited to ground level to inspection from accessible opening in the external fabric, or by the use of a 5 metre sectional ladder.

Deleterious Materials

Testing of components or taking of samples will not be taken through our inspection. If the presence of deleterious materials is suspected in the construction of the building, we will recommend further investigations are carried out by the appropriate specialists. Our inspection does not constitute an asbestos survey in accordance with the Control of Asbestos at Work Regulations.

Services

We will carry out a visual inspection of the primary service installations to include electrical and mechanical services where accessible. No tests of existing services will be undertaken at the time of our inspection. If, as a result of inspection and where considered necessary, we will advise if further investigations and reports should be obtained by independent specialists.

Unless agreed beforehand, our inspection will not comment on the suitability of the property for any use and the client is, therefore, advised to ensure that their use is possible and all processes, trades and activities are viable and permitted. No enquiries will be made to any local or statutory authority regarding any form of “Notice” that might have been served on the property at any time in the past or present. Similarly our report excludes any investigation into the structural design and suitability and compliance with legislation relating to buildings.

Environmental Conditions

The scope of the survey will be limited by the particular weather conditions pertaining at the time of inspection and no guarantee will be given with regard to the performance of the elements of the building during different conditions.

Where existing, the external inspections will be limited by the presence of any coverings of vegetation and no stripping off of the vegetation, including ivy, trellises, etc will be undertaken.

Contamination and Pollution

We will not make enquiries or investigations as to whether the property or any part of it or any neighbouring property appears on any register of contaminated land or might be contaminated or otherwise affected within the scope of the Environmental Protection Act 1990 or other legislation. We will, therefore, be unable to report that the property is free from risk in this respect. For the purpose of our report we will assume that such enquiries would reveal nothing which would affect the terms of our report.

Confidentiality and Use.

Our report is for the sole use of Moray Council and is confidential to the Council and their Professional Advisors. It should not be reproduced in whole or in part or relied upon by a Third Party for any purpose without the express prior written consent of Moray Council.

It should be understood that the report must not be used as any form of specification. Prior to the selection of an appropriate specification, it is likely that further investigation and exploratory works will be required following on from the survey in order to determine the full extent of the specification works necessary prior to submission to contractors for pricing.

Appendix B

Record Photographs

Roofs

1. Structure above SEN

2. Slate roof above Assembly Hall

3. Slate roof

4. Tiled roof above SEN

5. Extensive moss growth

6. Tiled roofs

7. Single storey flat roofs

8. Wrinkled single ply membrane

9. Moss and vegetation

10.

11. Flooding in isolated areas

12.

13. Debris and vegetation

14.

15. Two storey flat roof

16. Insulation joints visible

17. Isolated ponding

18.

19. Mineral fibre insulation

20. Damaged insulation below tiles

21. UPVC rainwater goods

22. Leaking gutters

23. Blocked abutment gutters

24. Blocked flat roof outlets

25. Flooding

26. Flooding

27. Flat roof hopper collection

28. UPVC rainwater downpipes

29. Various pipe diameters

30. Surface water gullies

31. Masonry walls

32. Under floor ventilation

33. External wall insulation

34. Previous repairs

35. Damage to external insulation

36. External fire escape doors

37. Main entrance doors

38. External doors internally

39. Windows

40. Top and bottom hoppers

41. Window internal finish

42. Bottom hopper

43. Velux windows

44. Velux internally

45. Double glazed windows

46. Lever handles

47. Mechanical top hopper mechanism

48. External ramps and handrails

49. Suspended timber floor

50. Sheet vinyl flooring

51.

52. Soiled carpet flooring

53.

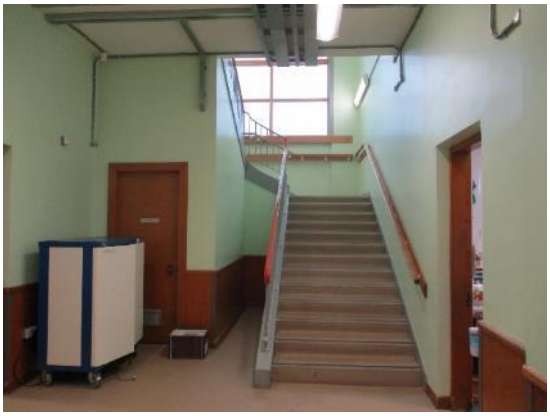
54.

55. Timber boarded Gym

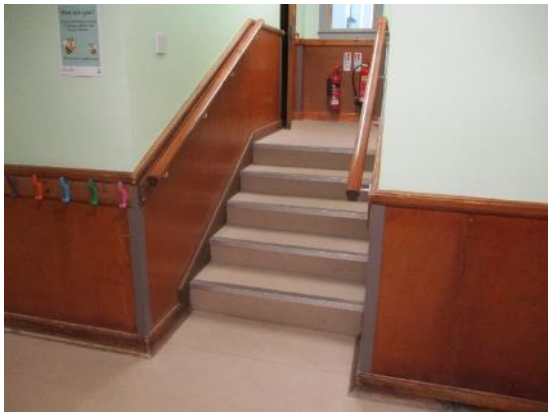
56. Timber floor – Assembly & Stage

57. Painted concrete floor – Boiler House

58. Concrete floor – Basement Store



59. Concrete stairs to first floor



60. Timber stairs to Stage

61. Concrete stairs to Basement Store

62. Concrete stairs to Boiler House

63. Vinyl treads to first floor

64. Vinyl treads to Stage

65. Timber and PVC handrails

66. Faded PVC handrail covers

67. Suspended ceiling tiles

68. Plasterboard ceilings

69. Water mark in Soft Play Room

70. Watermark above Stage

71. Textured ceilings

72. Plastered ceilings

73. Plastered walls

74. Damaged plastered walls

75.

76. Timber panelling at low level

77.

78. Timber skirting boards

79. Wetwall in toilets

80. Wetwall in Kitchen

81. Original timber doors

82. Surface damage

83. Replacement doors

84.

85. Original double doors

86. Replacement double doors

87. Original steel ironmongery

88. Replacement aluminium ironmongery

89. Stainless steel urinal

90. High level composite cistern

91. Typical WC

92. Vanity basin with motion tap

93. Wall hung basins with motion taps

94. PVC waste pipes

95. SEN accessible toilet

96. Pupil accessible toilet

97. Cubicle partitions

98.

99. Vanity units

100.

101. Commercial kitchen

102.

103. Commercial kitchen sink

104. Classroom stainless steel sink

105. Typical stainless steel sink

106. Classroom furniture

107. Classroom sink base unit

108. Cloakroom rails

109. Staff room furniture

110.

Mechanical & Electrical

111.Gas boilers – Modular (3 of)

112. Pressurisation Unit – Heating system

113. Heating pipework and insulation – attic space

114.Radiator example

115. Hot water storage calorifier

116. Hot water copper pipework classroom sink

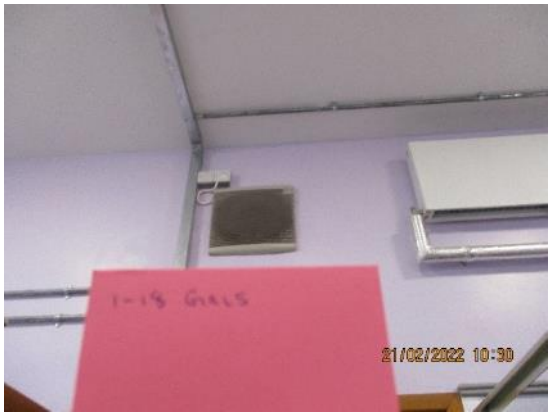
117. Cold water tank – plant room

118. Cold water booster pump set.

119. Gas supply pipework and electric solenoid control.

120. Gas safety auto shut down control panel

121. General ventilation – extract fan



122. General ventilation – extract fan

123. Specialist ventilation – kitchen canopy fan roof

124. Specialist ventilation. Kitchen appliance canopy

125. BMS control panel – Plant room

126. Control panel – cold water booster pump

127. Distribution boards – lighting and power

128. Distribution boards – lighting and power

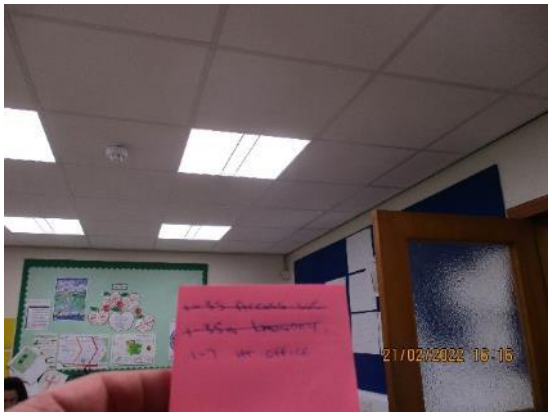
129. General wiring within metal protective trunking.

130. General wiring within protective plastic trunking.

131. Wiring accessories. Surface socket metal back box.

132. Lighting control – PIR motion sensor.

133. Lighting – classroom



134. Lighting – Head Teachers Office

135. Lighting – Kitchen

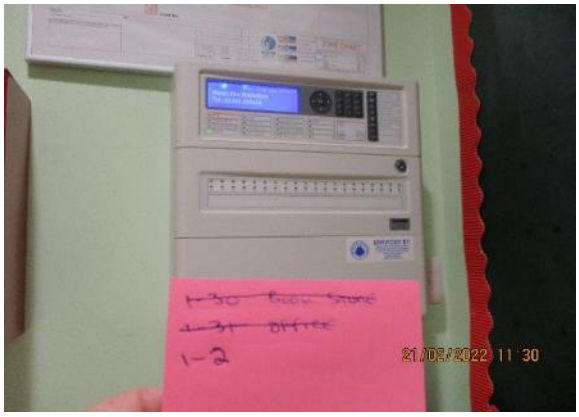
136. Lighting – toilets and stores

137. Emergency lighting kitchen.

138. Emergency lighting – maintained fire exit

139. External building lighting.

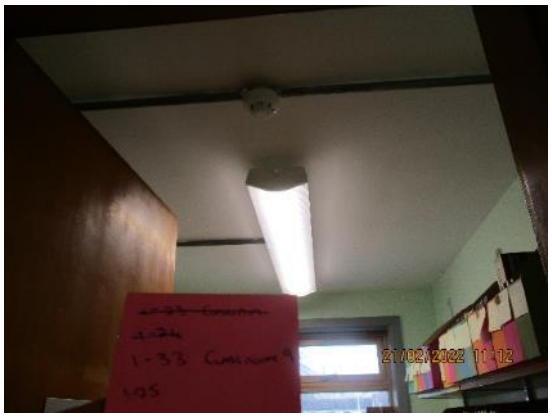
140. External building lighting



141. Fire alarm control panel

142. Fire alarm device – call point.

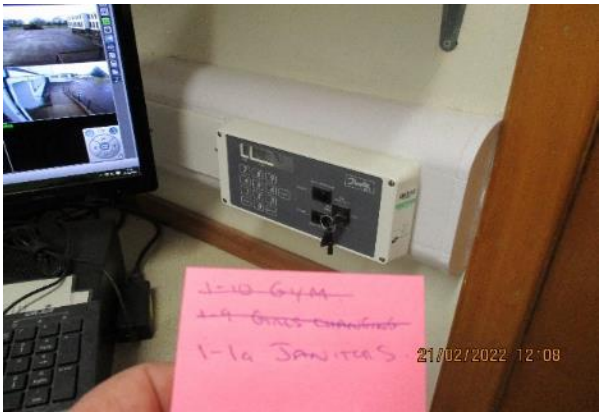
143. Fire door internal auto close control system.



144. Fire alarm detector head.

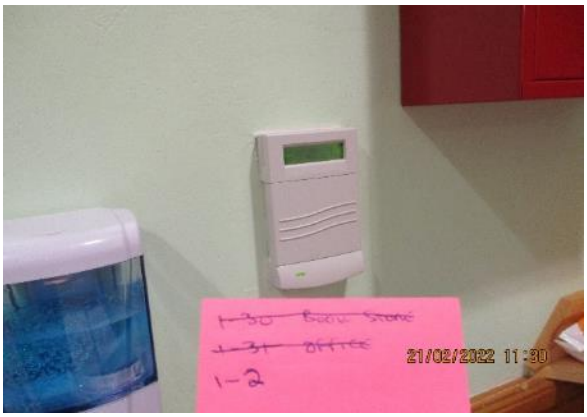
145. Communication systems – Hearing induction loop system unit.

146. Communication systems. Entrance door audio intercom system.

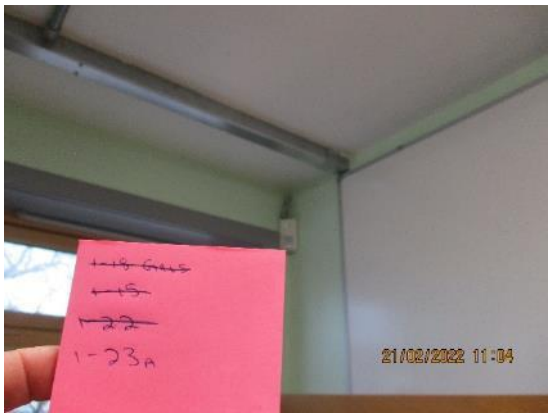


147.Communication systems – period bell programmer

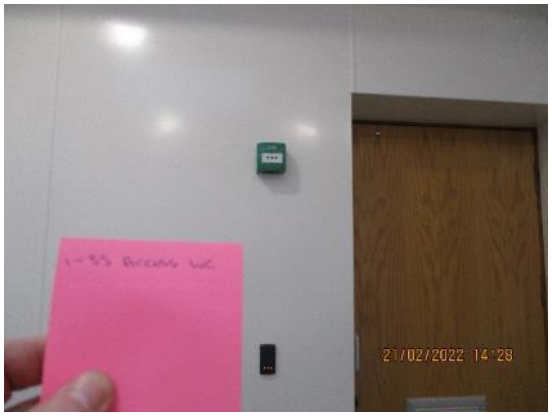
148. Communication systems. Accessible toilet alarm system.



149. Security – Intruder alarm system panel.



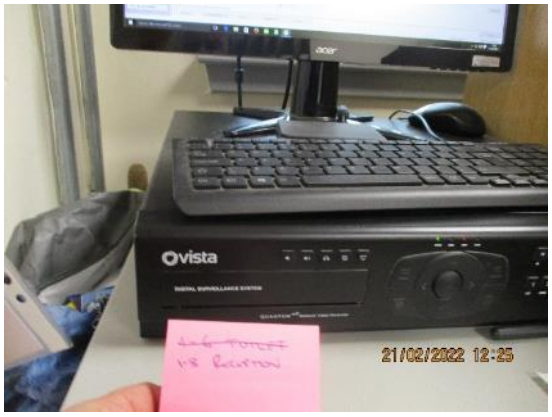
150. Security – Intruder alarm PIR sensor.



151. Security – door access control system. Paxton.

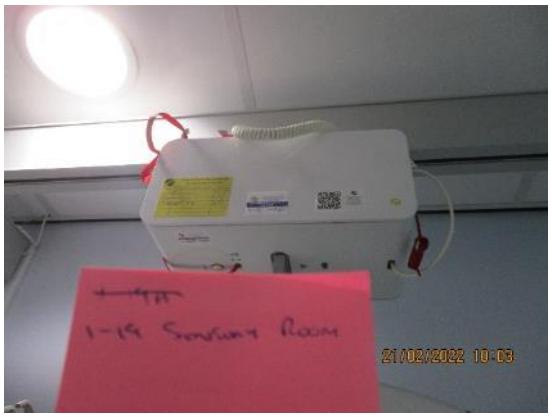
152. Security – door access control system. Paxton.

153. Security – CCTV system viewing monitor.



154. Security – CCTV system recorder.

155. Lifts and hoists. 200kg Person hoist.



156. Lifts and hoists – Guidmann unit.

157. Roof – extract fan termination.

158. Attic space extract fan ductwork.

External Works

159. Access road to Kitchen

160. Surface damage and flooding

161. Tarmacadam playground

162. Isolated ponding

163. Damaged tarmacadam at gates

164.

165. Path at Gym

166. Metal railings to rear

167. Typical metal gate

168. Extensive corrosion

169. Brick wall to front

170. Surface water drainage

171. Cycle shelter

172, Cycle racks

173. Timber stores

174. Grass and trees landscaping.

175. Playing field flooding