# Summary Building Condition Survey Report

## Of

## Dallas Primary School
## Knockando Road, Dallas IV36 2SA

## 24th May 2022


Z00462 / 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 Tuesday 24th May 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 dry, sunny and warm.

1.4. The premises comprise a primary school attached to a private dwelling, constructed in a single storey. The school was constructed circa 1870 with some modernisation carried out in 1994.

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. Access was provided to all internal areas with the exception of the roof spaces which were not accessible as there were no accessible loft hatches.

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 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 storey building with pitched and flat roofs.

2.2 The subjects are of masonry construction. Roofs are covered with natural slate to pitched roofs with profiled metal and single ply membrane to flat roofs, rainwater goods are a combination of UPVC and cast iron gutters with cast iron downpipes. There are two chimney stacks, constructed in natural stone and masonry. External walls are of masonry construction with a wet dash roughcast finish. Floors comprise concrete slab and suspended timber floor construction. Windows are UPVC, top hung casements with double glazed units. External doors are timber with glazed panels.

Internally, ceilings are a combination of suspended ceiling tiles and painted plasterboard. Walls are lined with painted plasterboard, wet wall within the Kitchen and ceramic tiles above the worktop in the Staff Room. Floor coverings comprise carpet, carpet tiles, sheet vinyl and concrete finish in the Switch Gear room and external Stores. Internal doors are timber hallow core and solid core with aluminium lever handles.

The heating system comprises recently installed Rointe Kyros electrical radiators with incorporated programmable thermostatic controls. A small number of classrooms and circulation spaces have ceiling mounted electric radiant panel heaters with thermostatic controls. A further 3 rooms have tube style wall mounted heaters with thermostatic controls.

The hot waters system comprises 5 separate electrical point of use storage vessel type water heaters. These vary from 10 litres of storage up to 15 litre storage types.

Cold water is provided via copper pipework directly from the mains supply to outlets, with no cold water storage tanks installed. Some pipework is insulated using foil face mineral wool.

Mechanical ventilation is provided in 3 rooms – Access and Staff WCs and the main kitchen by electrical wall mounted extract fan. These fans are enabled through lighting controls on each room and incorporate overrun timers.

The Electrical installation comprises dated main switchgear/main switchboard and distribution boards located in switchgear room 1/20 and class 1/9. 3 separate analogue meters measure consumption for separate parts of the building. General wiring is concealed in ceiling spaces and within plastic and metal conduit and trunking and terminates in white plastic wiring accessories throughout the building.

The lighting system comprises various types of light fittings. A percentage of the rooms have been locally upgraded to contain LED fittings. The main percentage of the school comprises fluorescent tube surface mounted diffused light fittings. All lights are manually controlled only, via local switches.

A recently installed emergency lighting system has been installed consisting of non - maintained fittings internally throughout and at external fire exit escape doors. Maintained emergency exit sign lights are also installed internally, generally at fire exits and escape routes.

A modern fire detection and alarm system has been recently installed consisting of addressable control panel, new wiring, combined detector head and sounders and call points throughout.

The building has no intruder alarm system installed.

At the time of the survey, the CCTV camera that had been installed previously at the main entrance had been removed for reasons of previous repair or due to being defective. The viewing monitor and recorder unit located in the head teachers' office is also currently not connected or able to be used.

2.3 Building size – The properties GIFA is 283m2.

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

- Water penetration above the corridor to pupil toilets.
- Cut edge corrosion to profiled metal roof coverings.
- Capping and ventilation of the chimney stacks to be confirmed.
- Fascia boards have early signs of wet rot and paint is peeling.
- Several windows have defective double glazed units
- Several ceiling tiles are damaged and watermarked.
- Carpet tiles are worn, soiled and lifting.
- Inadequate underfloor ventilation to some rooms.
- Creaking floor boards in several areas.

3.2 Mechanical and Electrical Installations

- The electric installation is reaching the end of its useful life.
- Some point of use electrical water heaters are reaching the end of useful life.
- External lighting is in poor condition and showing evidence of water ingress.
- The current CCTV system installation is not useable due to defects and removal of the external camera.
- Areas of hot and cold water pipework are uninsulated.
- A percentage of internal lighting is dated and reaching the end of its useful life.

3.3 External Areas

- Concrete ramps are cracked and spalling.
- Roughcast is spalling from the perimeter wall.

# 4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

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

- Provision of roof space access to allow routine inspection.
- Investigate slight sag in the roof structure above the main classroom.
- Further disruptive investigation of timber suspended floors.
- Upgrade lighting to LED fittings with energy saving sensor controls.
- Insulate uninsulated domestic water pipework.
- Install an intruder alarm system to increase levels of security.
- Install CCTV system to cover entrances and playground to increase levels of security.

# 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. Main roof structure


2. Slight sag in roof structure


3. Shallow pitch roof structure


4. External stores roof structure


5. Pergola roof structure


6. Slated roof


7.


8. Metal profiled roofs


9. Cut edge corrosion


10.


11. Single ply membrane above pupil toilets


12. Upstand to adjacent walls


13. Corrugated Perspex roof


14. Roof vents


15. Roof vents


16. Timber fascia boards


17. Insulation laid over suspended ceilings


18.


19. Disturbed insulation


20. Cast iron half round gutters


21. UPVC half round gutters


22. Cast iron downpipes


23. Cast iron hopper heads


24. Stone chimney


25. Masonry chimney


26. Capping of pots/flues

**External Walls**


27. Pointed skew stones


28. Underfloor ventilation


29. Roughcast walls


30. Evidence of previous repairs


31. External timber doors


32.


33. Rot in timber frame


34. Large UPVC windows


35. Standard UPVC windows


36. Windows internally


37. Timber windows to external stores


38. Failed double glazing unit


39.


40. Typical locking handle


41. Missing ironmongery

**Steps and Ramps**


42. Concrete steps to Kitchen


43. Concrete ramps


44. Cracked ramp


45. Spalling concrete surface


46. Galvanised guard rail


47. Peeling, flaking paint

**Floors**

48. Soiled carpet

49. Worn carpet tiles

50. Lifting carpet tiles

51. Sheet vinyl

52. Holes and soiled vinyl flooring

53. Sheet vinyl flooring

54. Concrete floor (Switch Gear Room)

55. Concrete floor (External Stores)

**Ceilings**

56. Suspended ceiling tiles

57.

58. Suspended ceiling tiles / Plasterboard

59. Watermarked ceiling tiles

60. Damaged ceiling tiles

61. Repairs to plasterboard ceilings

62. Failed taped joints

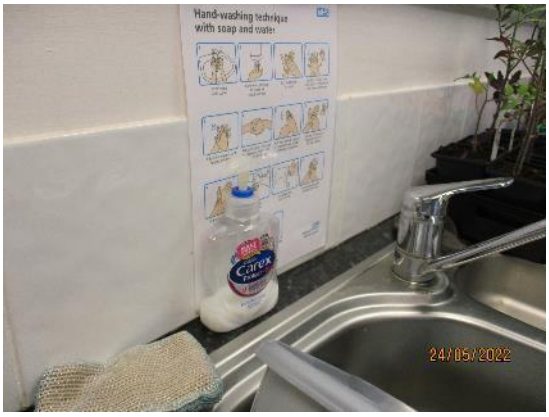
63. Access patch in plasterboard ceiling

64. Damaged taped joint

65. Damaged plasterboard

**Internal Walls**

66. Damaged plasterboard walls




67. Ceramic tiles

68. Wetwall (Kitchen)

69. Timber internal doors

70. Faced with fire retardant board

71.


72. Timber double doors


73. Aluminium lever handles

**Sanitary Ware**


74. Typical WC


75. Wall hung basins


76. Miss-matched basins


77. Pedestal basin (Staff Toilet)

78. PVC waste pipes

79. New to old PVC waste pipes

80. Accessible toilet

81. Cubicle partitions

82. Commercial kitchen

83. Stainless steel sinks

84. Classroom stainless steel sinks

**Internal Decoration**

85. Scuffed walls

86. Missing decoration (replacement radiators)

**Furniture**

87. Classroom furniture

88. Tables and chairs


89. Kitchen base units


90. Classroom base units


91. Classroom wall units

**Mechanical and Electrical Photographs**

92. Electric ceiling radiant heater panels. Classroom.

93. Electric radiator – classroom.

94. Electric tube heaters – Toilet.

95. Electric tube heaters. External store.

96. Water heater – electric. Girls toilets.

97. Water heater – electric. Staff toilet typical.

98. Pipework – copper. Cold water/boys toilets.

99. Pipework – copper. Cold water with insulation.

100. Extract fan – electric. Kitchen.

101. Extract fan – access WC.

102. Main distribution board – switchgear room 1-20.

103. Distribution board. Power and lighting. Class 1-9


104. Consumer unit. External store 1-22.


105. DB lighting and power. Main switchgear room. 1-20


106. Metal trunking and wiring. 1-20


107. Sockets and switches. Classroom typical.


108. Lighting – Boys' toilets.


109. Lighting – typical store.


110. Lighting – HT office 1-17.


111. Lighting –classroom.


112. Emergency light – HT office typical.


113. Emergency light. External fire escape typical.


114. External lighting – typical.


115. External lighting. Main entrance.


116. Fire detection and alarm system control panel.


117. Fire detection and alarm system call point.

118. Fire/Heat detector head. Typical.

119. Fire alarm system wiring example.

120. Period bell internal corridor.

121. Period bell external at main entrance.


122. Period bell system programmer. HT office.


123. Bt Telecom phone line distribution centre. 1-20


124. Building electric meters.


125. Comms cabinet – HT office.


126. CCTV monitor and recorder. (Unused)


127. Emergency exit sign light typical.

**External Works**

128. Tarmacadam access road

129. Crumbling edge

130. Cracked surface

131. Tarmacadam playground

132.

133. Playground equipment


134. Paving slab footpaths


135. Uneven surface


136. Tarmacadam footpath


137. Uneven surface


138. Timber boarded fence


139. Post and wire fence (sports field)

140. Galvanised vehicle gates

141. Timber pedestrian gates

142 Stone perimeter wall


143. School signage

144. Surface water road gullies

145. Back inlet gullies - blocked


146. Bin store


147. Felt roof


148. Playground shelter


149. Summer House


150. Polytunnel


151. Sports field store


152. Vodafone mast


153.


154. Sports field


155. Goal posts