Summary Building Condition Survey Report

Of

Logie Primary School
Dunphail IV36 2QG

7th October 2021

Z00465 / 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 Thursday 7th October 2021.

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 raining.

1.4. The premises comprise a primary school, school house, HORSA hut, external store and playground shelter. The school and school house were single storey and with single storey outbuildings. The school house was constructed circa 1880 with the timber framed school being constructed circa 1948, the HORSA hut would have been constructed circa 1950.

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.

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 timber framed school building with an attached Portacabin for staff kitchen and office, a single storey, traditional stone, semi-detached school house comprising Hall/Sports hall and storage, a HORSA hut providing canteen facilities and an external brick built store.

2.2 The school building was of timber framed construction with a timber trussed roof and a flat roof to the rear, the pitched roof was clad with composite slate and the flat roof was covered with glass reinforced plastic, rainwater goods were a combination of cast iron and UPVC. External walls were clad with vertical timber cladding, windows were double glazed UPVC and high level timber windows with timber external doors. The attached Portacabin was the original lightweight timber framed walls, the roof had been overlaid with flat metal profile sheeting, windows were aluminium framed, single glazed. The school house was natural solid stone construction with a pitched and slated roof, rainwater goods were cast iron. Windows were a combination of timber single glazed sliding sash, double glazed UPVC, single glazed metal "Crittall" type and leaded lights. External doors were timber. The HORSA hut had the traditional reinforced concrete framed walls, the roof had been overlaid with a pitched roof clad with metal profiled sheets, projecting flat roofs were covered with felt and GRP, windows were double glazed UPVC and external doors were timber. The external store was a brick built structure with a roughcast finish. The roof was a concrete slab with no surface finish.

The heating system comprised off peak electric storage heating, panel heating and electric convector fan heaters, with ceiling mounted radiant heaters in the School House. Water heating was provided by various point of use instantaneous water heaters in the school building and electric storage unvented cylinder in the horsa hut. Extract ventilation was by independent extract fans in toilets and the commercial kitchen. The premises had a modern smoke detection and fire alarm system.

Building security systems consisted of a magnetic door code control access system for the main entrance to the school building with CCTV cameras and system linked to viewer and recorder in the reception area. External sensor operated floodlights are installed at various points around the school building.

Internal and external lighting systems consist of a mixture of various types of light fittings, all with manual controls.

Hot and cold water systems are both mains fed in all buildings with no cold water storage tanks installed.

2.3 Building size – The Primary School GIFA is approx. 300m2
The School House GIFA is approx. 102m2
The HORSA hut GIFA is approx. 88m2
The properties total GIFA is approx 490m2.

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

- The flat GRP roof was blistered, bubbling and water was ponding on the surface.
- External timber linings were flaking and peeling with isolated areas of wet rot.
- External decoration was blistering, peeling and flaking, exposing timber in several areas.
- External rainwater and surface water gullies partially blocked.
- The Portacabin extension, has exceeded its useful life.
- Electric off peak storage heaters had reached the end of their useful life.
- Lighting throughout should be considered for upgrade to incorporate LED style fittings and energy saving controls.
- Electrical wiring and distribution boards in all 3 buildings have exceeded useful life and should be upgraded.
- Electrical switches and sockets in the horsa hut kitchen and other areas of the buildings are in poor condition and have exceeded useful life.
- No intruder alarm is installed in this building.

3.2 School House Building

- Roof leaks and leaks around skylights, causing damage to internal linings.
- Surface erosion of external stonework and missing pointing.
- Internal timber finishes damaged by dry rot, wet rot and woodworm.
- Internal plastered walls cracking.
- Timber suspended floors rotten and sagging in a number of locations, potential risk of collapse.
- Ceiling mounted radiant heaters and controls are in poor condition and are reaching the end of their useful life.
- Internal lighting is in poor condition and has manual control only.
- Electrical cabling and distribution boards are in poor condition and have reached the end of their useful life.
- No intruder alarm is installed in this building.

3.3 HORSA Hut / Dining Hall

- The external reinforced concrete frame was cracked and spalling, exposing the reinforcement.
- The chimneys were cracked and the roughcast was spalling.
- Many of the double glazed units had failed and glazing was fogged.
- Electrical cabling, switches and accessories and distribution boards are in poor condition and have exceeded their useful life.
- Electric convector heaters and controls are in poor condition and have reached the end of their useful life.
- Electric radiant panel heaters are in poor condition and reaching the end of their useful life.
- 12” Kitchen extractor fan control could not be found and the fan was non-operational.
- No intruder alarm is installed in this building.
- The HORSA hut has exceeded its useful life.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Replacement of HORSA hut with purpose built dining hall and storage facilities.
- Replacement of lighting systems with LED light fittings and energy saving automatic controls.
- Installation of modern intruder alarm system.
- Upgrade CCTV security system to cover wider areas of site for increased 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

School Building

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

16.

17.

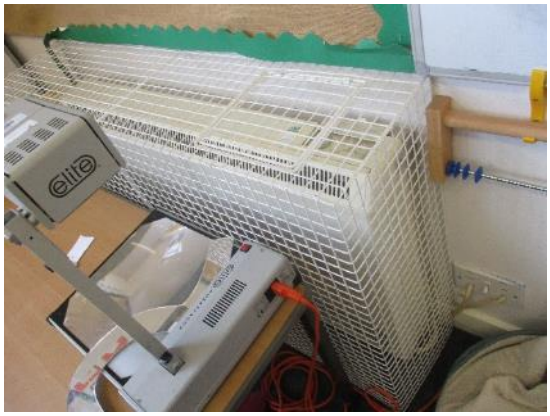
18.

19.

20.

21.

22.



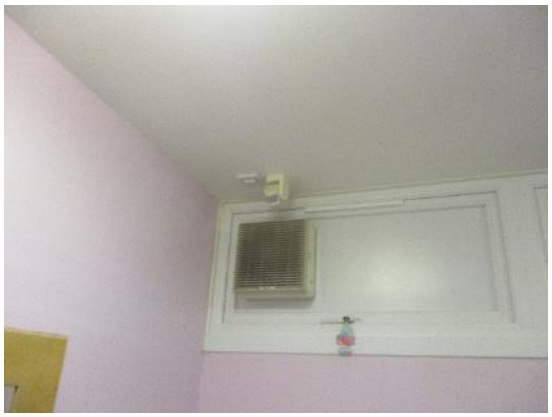
23. Main school off peak storage heater

24.Main school class off peak storage heater

25. Portacabin electric convector

26. Portacabin staffroom convector

27. Boys toilet multipoint water heater



28. P2,3,4 Toilet extract fan

29. Main school distribution board

30. Main school lighting and emergency lights

31. Main school fire alarm panel

32. Fire alarm system wiring and devices.

33. Main school class lighting

34. Main school corridor lighting

35. Main school external floodlight

36. Main school Portacabin lighting

School House

37.

38.

39.

40.

41.

42.

43.

44.

45.

46.

47.

48.

49.

50.

51.

52.

53.

54. Lantern light – WC.

55. Double socket – hall.

56. Distribution board.

57. Switchgear and LV wiring.

58.External emergency light.

59. Hall store radiant panel heaters and lights.

60. Hall radiant panel heaters

HORSA Hut

61.

62.

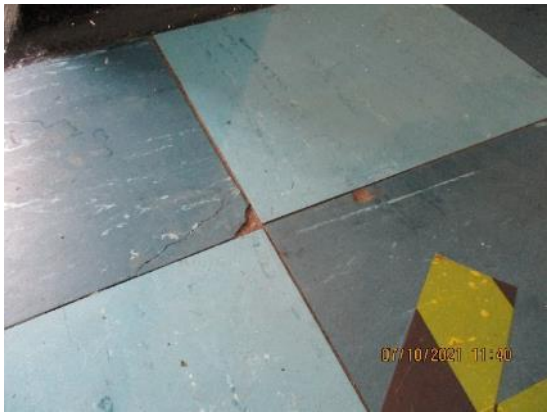
63.

64.

65.

66.

67.



68.

69. General wiring

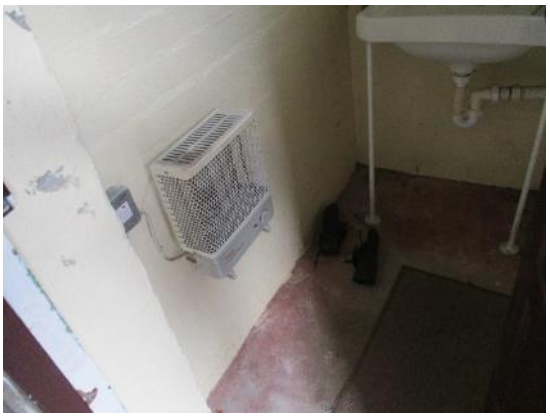
70. Unvented hot water storage cylinder

71. Dining hall convector heater

72. Dining hall boards and devices.

73. Kitchen Light

74. Kitchen sockets and switches



75. WC Frost heater

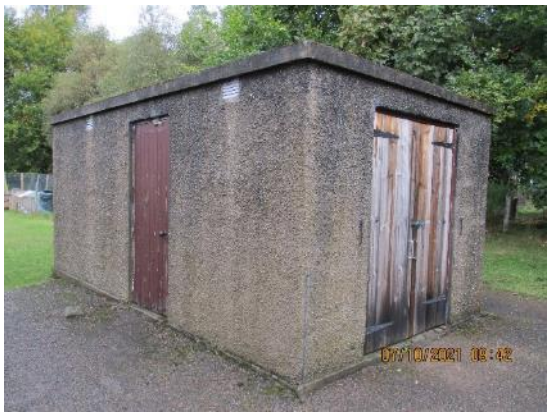
76. Kitchen isolators and switches

77. Kitchen switches.

78. Store pendant light.

79. Kitchen extract fan.

Outbuildings



80.

81.

82.

Externals

83.

84.

85.

86.

87.