Summary Building Condition Survey Report

Of

Pilmuir Primary School
Pilmuir Road, Forres IV36 1HD

30th & 31st March 2022

Z00466 / 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 Wednesday and Thursday, 30th and 31st 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 sunny with showers and snow showers.

1.4. The premises comprise a primary school in two buildings constructed over a single storey circa 1980.

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 one of the Store Rooms off the Gym Hall.

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 two single storey buildings. The original school building with both pitched and flat roofs and the Annexe building comprising the former Nursery, with a flat roof.

2.2 The subjects are of masonry construction. Roofs are covered with concrete tile to the pitched roofs and single ply membrane to the flat roof above the Gym Hall. Rainwater goods are uPVC half round gutters and downpipes, flat roofs discharge to hopper heads and downpipes. External walls are of masonry construction, the school building has a dry dash roughcast finish and the Annexe has external insulation and a painted textured finish. All floors are concrete ground bearing slabs. Windows are aluminium centre pivot windows to the school and timber windows with powder coated metal external finish to the Annexe, all with double glazed units. External doors are timber to the school and timber with powder coated metal external finish to the Annexe.

Internally, ceilings comprise painted plasterboard, some with a textured finish, walls are generally painted plasterboard, with some areas of facing brickwork, painted brickwork and wetwall. Floor coverings comprise sheet vinyl, carpet, quarry tile and concrete screed. Internal doors comprise timber and pvc faced timber, some with vision panels.

The heating system comprises electric ceiling heated panels, surface mounted and fabric concealed types, mainly in classrooms and circulation areas. This system is supplemented by a number of electric element convector heaters in various rooms. The controls for these systems are basic time clocks and some areas have thermostatic sensors to operate heat emitters on demand.

The refurbished annexe building has a natural gas domestic boiler with steel panel radiators and BMS. The heating circuit is a closed loop pressurised type. Thermostatic controls on all radiators and also zone thermostats linked to the building management system.

Recently installed MDPE and copper pipework supplies natural gas from the building external gas meter to the plant room. The plant room incorporates gas safety shutdown controls which include control panel, methane detector, carbon monoxide detector, heat detector and safety stop push button.

Hot water for the main school is heated by electric element immersion heater and stored and circulated via a copper calorifier situated in a kitchen staffroom store room. The pipework is a copper open vented pumped loop.

Hot water for the annexe building is heated by the natural gas boiler and stored and circulated via a mains fed unvented hot water cylinder and copper pipework sealed, pumped loop.

Cold water for the main school is supplied via copper pipework both directly from the mains supply and also via a storage tank located in the attic space above the kitchen.

Cold water for the annexe is distributed via copper pipework directly from the mains, with no cold water storage tanks installed.

Mechanical ventilation for both the main building and the annexe is provided by varying sizes and types of electrical extract fan. These are a mixture of wall, ceiling and window mounted. The types in the annexe also have PIR controls. Main school extract toilet fans are controlled by a time clock situated in the switch room.

A specialist roof mounted extract fan and canopy arrangement is installed in the recently refurbished main school kitchen to cover the kitchen island cooking appliances.

The main school electrical installation comprises main supply cables and switchboard in the switch room cupboard. Sub mains cabling distributes power supplies to a number of distribution boards and fused isolation switches. These lighting and power supplies are distributed around the school to plastic switches and sockets of varying types.

The lighting system in the main school comprises manually switched fluorescent tube style fittings of varying sizes and output. Various types of fittings are installed in classrooms, assembly hall, kitchen and other rooms.

Lighting in the annexe building is more modern led type fittings with energy saving motion sense and dimmable controls.

Emergency lighting in the main school is self-contained and emergency exit sign types and only covers a percentage of the main building.

Emergency lighting in the annexe is modern led self - contained type, with emergency exit sign fittings also. Emergency lighting provides extensive coverage of the annexe building internally and externally.

External bulkhead style building lights are positioned around the external building walls of the main school at intervals.

External modern led type light fittings are installed around the annexe external walls. It is assumed that these incorporate lux sensors.

The fire detection and alarm system in the main school building is relatively modern and comprises detector heads, break glass call points, sounders and a multi zone addressable control panel.

The fire detection and alarm system in the annexe building is recently installed and comprises, multi zone addressable control panel, detector heads, break glass call points and interfaces to the BMS.

The Intruder alarm in the main building has PIR devices located around the building generally at potential intruder entry points with a user control panel to enable alarming/disarming of the system.

The intruder alarm in the annexe building also has PIR sensors positioned throughout at potential intruder entry points and 2 separate control panels to allow user to enable and disable this system.

A CCTV system is installed in the main school building with images viewable and recordable via a monitor and digital control unit located in the school reception office. Fixed external cameras and 1 internal fixed camera make up this system.

CCTV is also installed in the annexe building with fixed external cameras providing images that are recordable and viewed by an application on desktop computer.

Both the main school and annexe buildings have Paxton door security systems installed throughout. Site issued cards or fobs are required to enter both buildings internal rooms and spaces both through internal and external doors.

2.3 Building size – The original Primary School GIFA is 1,034m2
The Annexe building GIFA is 336m2
The properties combined GIFA is approx. 1,370m2.

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 (Original Building)

- External walls cracked and roughcast boss in a number of areas.
- Windows, glazing and ironmongery in poor condition.
- Inadequate roofspace insulation.
- Watermarked ceilings and taped joints failing.
- Floor finishes worn and soiled.
- Sanitary ware dated, cubicle partitions laminating.
- Existing lighting is dated throughout and should be considered for upgrade to LED type with energy saving controls.
- Emergency lighting is infrequent throughout the building and should be reviewed for coverage and compliance with current regulations and building standards.
- Electrical installation – wiring, switches and distribution boards are reaching the end of their useful life and should be considered for replacement/upgrade.
- Domestic hot and cold water pipework supplies are reaching the end of their useful life and should be considered for replacement.
- Existing electric ceiling heating panels and electric convector heaters are reaching the end of their useful life and should be considered for replacement or upgrade to alternative energy efficient heating system.
- Existing mechanical ventilation fans are dated and currently not being serviced as per manufacturers instructions. These require to be added to a service contract or programme for cleaning and testing.

3.2 School Annexe Building

- Roof insulation loose and moving below single ply membrane.
- Rainwater ponding on flat roof.
- Silt and debris blocking rainwater downpipes.
- Carpet tiles lifting in Classroom 3.

3.3 External Areas

- Stone wall to East boundary crumbling, requires repair and repointing.
- Concrete posts to chain link fence leaning and require stabilised.
- Access road and car park, tarmacadam breaking up and potholed.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	B	3
Floors & Stairs	C	3
Ceilings	B	3
Ext. Walls, Windows & Doors	C	2
Internal Walls & Doors	B	4
Sanitary Services	B	3
Mechanical	B	3
Electrical	B	3
Decoration	B	3
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

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

- Upgrade main school heat source to renewable or natural gas and heating system to wet system underfloor or radiator type, to reduce existing electrical consumption for heating.
- Upgrade main school lighting to LED type with energy saving controls.
- Upgrade main school electrical installation.
- Upgrade main school hot and cold water pipework systems and look to reduce stored volume water content of hot and cold water storage vessels.

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. School pitched roof structure

2. Concrete tile

3. Single ply membrane – Games Hall

4. Surface wrinkles

5. Rainwater outlet

6. Single ply membrane - Annexe

7. Part blocked rainwater outlets

8. Inadequate falls to outlets

9. School loft insulation – thin & patchy

10. Lack of insulation

11. PVC gutters

12. PVC downpipes

13. Downpipes to back inlet gullies

14. Games Hall downpipes

15. Annexe hopper heads & downpipes

16. Discharging below ground

External Walls

17. Facing brick

18. Cracks in masonry

19. Annexe brickwork

20. Roughcast repairs

21. Spalling at bellcast bead

22.

23. Annexe external walls

24. External insulation

25. Entrance doors

26. Fire exit doors

27. Fire exit doors internally

28. Single exit door

29. Annexe entrance door

30. Timber doors with aluminium face

31. Fire exit ironmongery

32. Fire exit push pad

33. Typical aluminium window

34. Failing seals

35. Centre pivot windows

36. Repaired seals

37. Annexe windows

38. Timber with aluminium face

39. Large screen windows

40, Scratched glass – Primary School

41. Blown double glazing – Primary School

42. Centre pivot ironmongery

43. Lever handles – Primary School

44. Lever handles - Annexe

45. High window mechanism

46. Winding handle for high level windows

Steps & Ramps

47. Concrete step

48. Concrete ramp and galvanised guardrail

49. Ramped fire exit and galvanised guardrail

Floors

50. Sheet vinyl, scuffed and worn

51. Sheet vinyl in Gym Hall

52. Carpet soiled and worn

53. Carpet soiled and stained

54. Quarry tiles in toilets

55. Concrete screed in cupboards

56. Carpet tiles in the Annexe

57. Carpet tiles loose and lifting

Ceilings

58. Textured ceilings – cracking at taped joints

59. Flat ceilings - watermarked

60. Failed taped joints

61. Plasterboard open joints

Internal Walls

62. Isolated areas of surface damage

63. Plasterboard taped joints failing

64. Facing brickwork

65. Painted brickwork

66. Wetwall

67. Ceramic wall tiles

68. Damaged wall tiles

69. Timber window sills, cracking and peeling

70. PVC faced doors

71. Timber doors

72. Isolated areas of damage to timber doors

73. Lightweight veneered doors

74. PVC faced double doors

75. Timber lined doors in Gym Hall

76. Ironmongery – repairs required

77. Annexe ironmongery

Sanitary Ware

78. Composite urinals

79. Damage to high level cisterns

80. Typical Primary WC

81. Typical Annexe WC

82. Typical Primary wall hung basins

83. Typical Annexe wall hung basins

84. PVC waste pipes

85. PVC waste pipes faded and discoloured

86. Primary accessible toilet

87. Annexe accessible toilet

88. Primary cubicle partitions

89. Missing ironmongery

90. Replacement ironmongery

91. Chipped and broken surface

92. Annexe cubicle partitions

93. Commercial kitchen units

94. Cupboards lined with chipboard shelving

95. Stainless steel sinks with pillar taps

96. Composite inset sink

97. Cleaners Butler sinks

Internal Decoration

98. Chipped and peeling internal decoration

Furniture

99. Classroom furniture

100. Annexe classroom furniture

101. Sink base units

102.

103. Kitchen units in the Annexe

104. Annexe worktops

105. Cloakroom furniture

106. Staff room furniture

Mechanical and Electrical - Main School

107. Electric ceiling radiant heater panels circulation.

108. Electric convector heater – staff room.

109. Hot water storage calorifier

110. Hot water pipework typical

111. Cold water tank internal – attic space

112. Cold water pipework attic space

113. Extract fan – girls toilets. In line in attic space

114. Extract fan – boys toilet ceiling 1/3

115. Kitchen extract specialist fan terminal.

116. Kitchen extract canopy specialist.

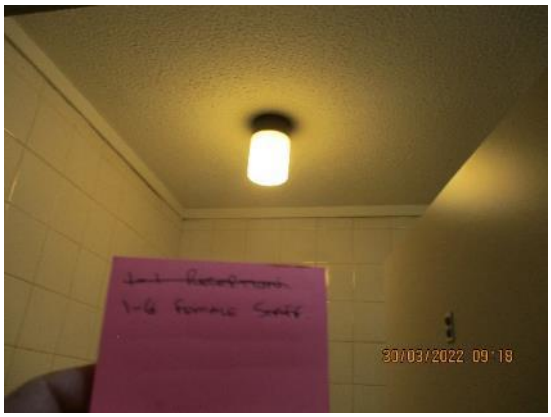
117. Incoming power supply and meter board.

118. Distribution board – switchgear room

119. General wiring – attic space

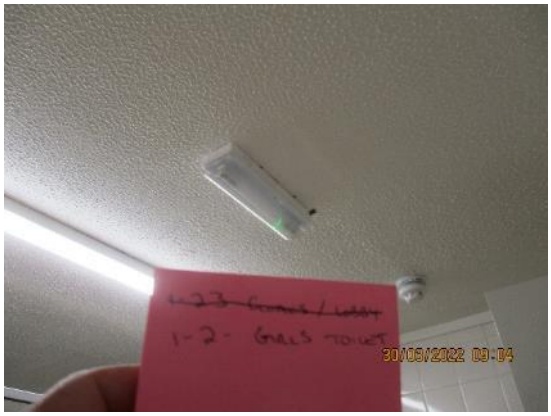
120. Switches and sockets typical

121. Lighting - classroom



122. Lighting – staff toilet

123. Emergency exit light.



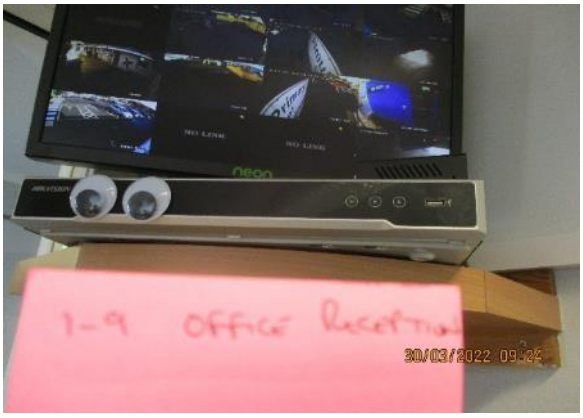
124. Emergency lighting girls toilet

125. Fire alarm panel – entrance lobby

126. Fire/smoke detector head – classroom 1/25

127. Intruder alarm panel. Reception store.

128. Intruder alarm PIR sensor. Corridor.

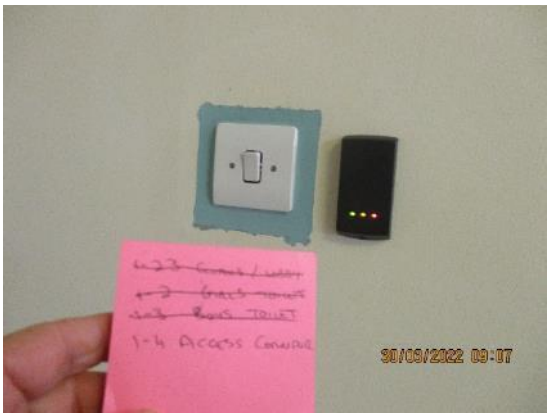


129. CCTV monitor and recorder. Reception office.

130. CCTV fixed camera main entrance.

131. Door entry keypad and camera. Main entrance.

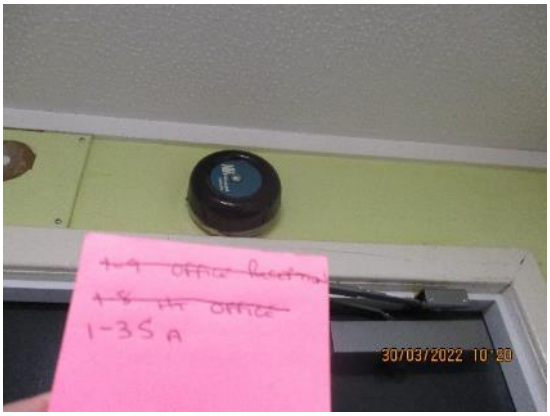
132. Door entry handset. Reception office.



133. Security door card reader unit access corridor.

134. Paxton security door control units. Attic space.

135. Disabled toilet alarm system push pad – access WC



136. Period bell – 1-35a

M+E - Annexe building.

137. Heating system press unit and boiler. Plant room.

138. Heating system pipework and controls.

139. Building management system control panel.

140. Steel panel radiator

141. Hot water storage cylinder and pipework.

142. Hot and cold water domestic pipework

143. Gas safety system control panel plant room.

144. Gas pipework plant room.

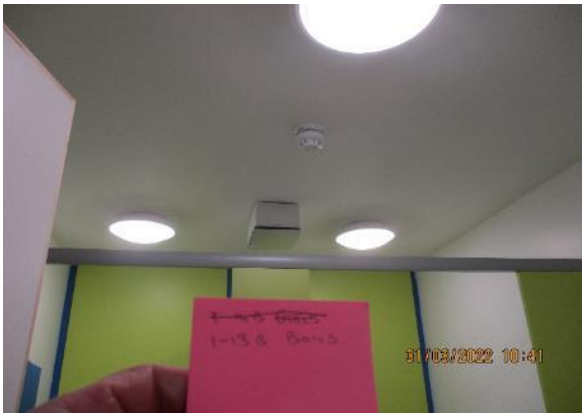
145. Extract fan – plant room

146. Extract fan - classroom

147. Sockets and switches

148. Lighting PIR control and switches

149. Lighting classroom



150. Lighting - toilets

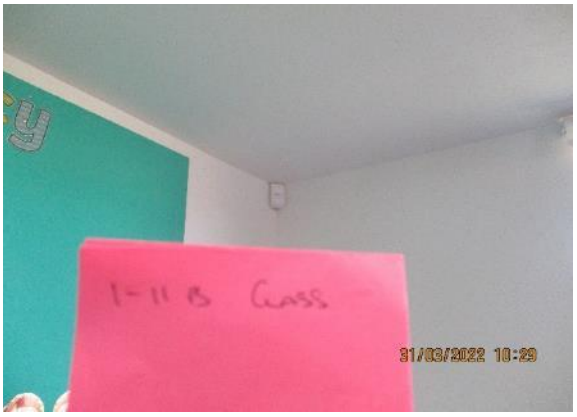
151. Fire alarm panel

152. Fire alarm – detector head.

153. Emergency exit sign light.

154. Dual external/emergency light.

155. Intruder alarm control panel main entrance



156. Intruder alarm PIR sensor 1-11B class

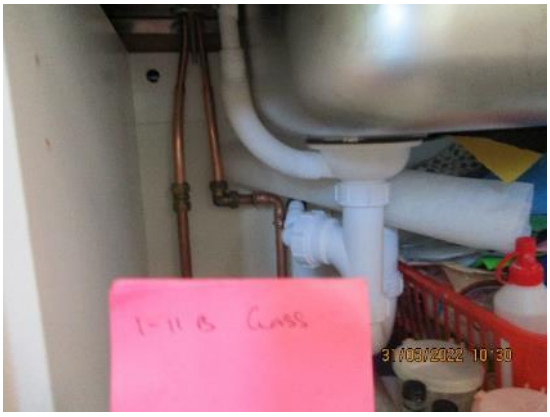
157. CCTV Camera external

158. CCTV external camera rear exit door

159. Disabled toilet alarm indicator panel

160. External lighting typical

161. Period bell circulation corridor



162. Hot and cold distribution pipework

163. Security door release buttons and emergency release

164. Security door control system panel

165. Extract fan terminations roof view

166. Extract fan terminal – roof.

External Areas

167. Tarmacadam car park

168. Potholes

169. Tarmacadam playground

170. Playground equipment

171. Tarmacadam path round Annexe

172. Steps to rear of Annexe

173. Timber fence to car park

174. Leaning concrete posts to playing field

175. Metal railings and gate to playground

176. High timber fence to Annexe

177. Gates to pupil entrance

178. Timber gates to Annexe

179. Brick wall to front boundary

180. Stone wall to East boundary

181. Stone wall repairs and repointing required

182. School signage

183. Road gully car park drainage

184. Landscaping – grass and trees

185. Playing field

186.

187.