Summary Building Condition Survey Report

of

Cullen Primary School
Old Church Road, Cullen AB56 4UZ

7th June 2022

Z00443 / 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 7th June 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 mild, dry and sunny.

1.4. The premises comprise a primary school constructed in a single storey building. The school was constructed circa 1969.

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. Accessible flat roofs were examined from a standard 3.80m ladder, the flat roofs above the gym hall and water tank house were not accessible although materials and condition were considered to be similar to the accessible roofs. 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 building with a high ceiling above the Gym Hall, with flat roofs above all parts.

2.2 The subjects are of masonry construction. All flat roofs are covered with mineral felt, rainwater goods are comprise felt lined box gutters and internal UPVC downpipes. External walls are of masonry construction with dry dash roughcast finish, external linings to the tank house are vertical timber boarding. Floors comprise concrete slab throughout. Windows are powder coated metal with double glazed units. External doors are powder coated metal with double glazed units.

Internally, ceilings are a combination of painted plasterboard, suspended ceiling tiles and ceiling tiles, walls are brickwork, painted plasterboard, timber cladding, wetwall and ceramic wall tiling. Floor coverings comprise carpet, vinyl tiles, sheet vinyl and concrete slab. Internal doors are generally hallow core timber with aluminium ironmongery.

The heating system source comprises 2 floor standing 120kw oil fired boilers. Controls for the heating system are basic and dated. A mixture of wet convector heat emitter units and steel panel radiators throughout the main building emit heat into the rooms and spaces. Steel panel radiators generally have no temperature controls to regulate space temperatures. A small number of electric convector heaters in various rooms supplement the heating system. Dated pumps and steel pipework convey heated water around the building to heat emitters. Pipework is only insulated in parts.

Domestic hot water is also generated by the oil boilers, which incorporate hot water storage calorifiers. The hot water is pumped around the school through copper pipework which is only insulated in parts. Some areas of visible pipework are chrome plated. Thermostatic mixing valves are installed at various outlets throughout the building for anti - scald purposes.

Cold water is stored and distributed around the school through copper pipework, via a plastic sectional storage tank situated in the tank room above the boiler house. A percentage of cold water outlets throughout the main building are supplied straight from the mains supply and not via the storage tank. Pipework is only insulated in parts.

Mechanical ventilation is provided in a small number of store rooms and toilets by electrical ceiling mounted extract fans. These are enabled either through light switches or by independent local switches.

The main kitchen has a bespoke stainless steel canopy, with incorporated roof mounted extract fan, situated above the cooking appliances centre island to remove cooking fumes and steam.

The gym hall has 2 ceiling mounted destratification fans recently installed to assist the convector heaters, by recirculating warm air.

The electrical installation comprises switch isolators, main switchboard and busbar and a number of power and lighting distribution boards. Some modern replacement distribution boards have been installed in recent years. Generally, distribution boards are dated and of a fused protective device type.

General wiring is mostly concealed in wall, ceiling or floor spaces but is assumed in line with all sockets and switches throughout which are dated and in poor condition.

The lighting system throughout the building comprises a mixture of fluorescent light fittings. These range from surface mounted linear tubes with polycarbonate diffusers, to bulkhead style and hanging pendants. Lighting controls are local plastic switches only.

External lighting consists of dated bulkhead style fittings situated around the building external walls. This system is controlled by an internal timeclock. It is not clear whether these light fittings incorporate lux sensors.

A modern emergency lighting system has been recently installed consisting of compact LED type fittings throughout the building in designated areas. Emergency exit sign lights are also installed, generally on escape routes and fire exits.

A modern smoke detection and alarm system has been recently installed consisting of an addressable multi zone control panel, smoke and heat detectors, call points and an interface linked to the main entrance magnetic door to disable magnets in event of fire.

A disabled alarm call and alert system is installed for the Access toilet adjacent to the girls' toilets. This incorporates call point and alert unit positioned in the adjacent cloakroom.

A modern CCTV system comprising only 1 camera at the main entrance door, with a viewing monitor and recorder unit situated in the reception office.

The main entrance is secured by an electronic Paxton door entry system. A coded number keypad with camera located externally at the main entrance and 2 viewing screens with handsets are located in the head teachers and reception offices.

No Intruder alarm is installed in the building.

2.3 Building size – The properties GIFA is 1259m2.

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

- Felt roofing is blistering and reaching the end of its useful life.
- Timber sills to windows and doors have extensive rot.
- Timber framework to high level Gym Hall windows, have extensive wet rot.
- Several windows have defective double glazed units.
- Several water marked ceiling tiles.
- Internal door ironmongery is slack and worn.
- Sanitary ware is very dated although functional.

3.2 Mechanical and Electrical Installations

- Heating source, controls, pipework and heat emitters are in poor condition and reaching the end of their useful life.
- General internal lighting is in poor condition and reaching the end of its useful life.
- General power distribution wiring, sockets, switches and distribution boards are in poor condition and reaching the end of their useful life.
- There is no intruder alarm installed in the building.
- There are no mechanical extract fans in the majority of the toilets.
- The oil supply tank and associated pipework and controls are in poor condition and reaching the end of their useful life.
- External building lighting is in poor condition and reaching the end of its useful life.
- Hot and cold water distribution pipework is in poor condition and reaching the end of its useful life.
- Heating and hot water pipework is only partly insulated.
- The kitchen appliance extract canopy and fan unit is in poor condition.

3.3 External Areas

- Tarmacadam car park and rear access road is potholed and breaking up.
- Areas of concrete footpaths are breaking up.
- Precast concrete slab footpaths are damaged and uneven.
- Masonry wall to front has several open cracks.
- Timber sheds are dilapidated.

4 Conclusion

4.1 A brief summary of the elements condition.

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

- Install a digital, electronic intruder alarm system.
- Expand the field of CCTV cameras to other areas of the main building.
- Review the requirement for mechanical extract ventilation in toilets.
- Upgrade the heating system and controls.
- Upgrade electrical power wiring, distribution boards and accessories.
- Upgrade internal lighting to LED fittings with energy saving controls.
- Upgrade external lighting to LED fittings and to incorporate energy saving controls.
- Upgrade domestic hot and cold water pipework and insulation.
- Review the requirement for cold water storage tank, to reduce potential for water hygiene issues and to reduce cyclical maintenance tank monitoring and cleaning requirements.
- Upgrade the kitchen canopy extract fan.

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. External store roof

2. Woodworm in joists

3. Woodworm in boards

4. Felt roofing

5. Steps in felt roofing

6. Open joints in felt roofing

7. Rooflights

8. Rooflight internally

9. Box gutters

10. Cracking of surface

11. Perimeter box gutters

12. Deep box gutters

13. Birds nests and debris

14. Outlet blockages

External Walls

15. Patch repairs to roughcast

16. Isolated hairline cracking

17. Damage to bellcast bead

18. Corrosion and damage

19. Timber boarding

20. Rot in timber boards

21. Entrance door and screen

22. Fire escape door

23. Boiler house double doors

24. Courtyard door and screen

25. Large glazed screen

26. Courtyard windows

27. Standard window

28. Missing weep hole covers

29. Damaged window casement

30. Missing sealant to window frames

31. Missing glazing bead to boiler room

32. Friction hinge mechanism

33. Games Hall high level windows

34. Rotten timber frame

35. Paint peeling on sills

36. Rotten timber sills

37. Rot and missing sealant

38. Rotten timber sills

39. Double glazing units

40. Blown double glazing units

41. Blown double glazing units

42. Lever handles

Steps and Ramps

43. Entrance ramps

44. Concrete ramp

45. Steps to side

46. Damage to nosings

Floors

47. Sheet vinyl to Games Hall floor

48. Sheet vinyl to toilets

49. Vinyl tiles to corridor

50. Vinyl tiles to cupboards

51. Damaged vinyl tiles

52. Missing vinyl tiles

53. Classroom carpet

54. Corridor carpet

55. Worn carpet

56. Soiled carpet

57. Concrete screed to boiler room

Ceilings

58. Watermarked ceiling tiles

59.

60. Watermarked ceiling tiles to classrooms

61. Plasterboard with hairline cracking

Internal Walls

62. Brickwork walls

63. Painted brick walls

64. Plasterboard walls

65. Timber linings

66.

67. Wetwall in toilets

68. Soiled wetwall joints

69. Ceramic tiles in Kitchen

70. Soiled grouting to tiles

71. Ceramic tiled splashbacks

72. Timber internal doors

73. Timber doors with vision panels

74. Timber classroom doors

75. Timber store doors

76. Timber doors to toilets

77. Corridor doors with glazed screen

78. Corridor screen doors

79. Timber double sliding doors

80. Aluminium lever handles

Sanitary Ware

81. Stainless steel trough urinals

82. High level composite cistern

83. Typical WC

84. Variety of wall hung basins

85. PVC waste pipes

86. Accessible toilet

87. Composite cubicle partitions

88. Commercial kitchen

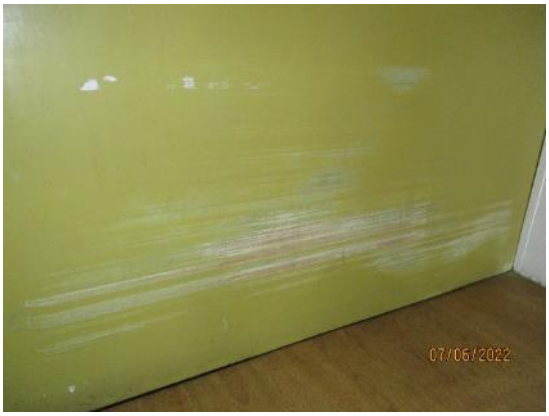
89. Stainless steel kitchen sinks

90. Stainless steel hand washing sinks

91. Cleaners Butler sink

92. PVC waste pipes

Internal Decoration



93. Timber doors

94. Timber skirting boards

Furniture

95. Tables and chairs

96. Typical classroom furniture

97. Kitchen base units

98. Typical classroom base units

99. Dated sink base units

100. Staff room furniture

Mechanical and Electrical Photographs

101. Oil shell and tube boiler. Boilerhouse 1/19

102. Boiler common chimney. 1-19 External.

103. Convector heater – heating system typical.

104. Heating system valve – boiler house 1-19

105. Radiator – steel panel. Heating system typical.

106. Heating system – feed and expansion tank. 1/20

107. Heating control switches. Boiler house 1-19

108. Heating system pipework. Typical

109. Hot water pipework. Girls toilets 1-25

110. Cold water pipework – girls toilets 1-8

111. Cold water storage tank – tank room 1-20.

112. Cold water feed pipework from tank – 1/20

113. Oil storage tank. 1-36

114. Oil safety push button cut off system.

115. Extract fan boys toilets 1-23

116. Extract fan – store 1/4

117. Kitchen extract canopy and filter unit.

118. Kitchen island extract fan and terminal.

119. Distribution board – power. Store 1/3

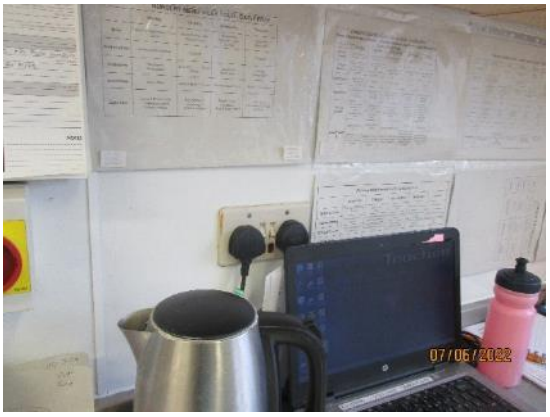
120. Distribution board – kitchen. Store 1-18

121. Incoming power supply and main fuses. Store 1/3

122. Main busbar – store 1/3.

123. Distribution board power. LP1 – Store 1/3

124. Distribution board. Power – kitchen 1/17



125. Sockets – kitchen 1/17

126. Socket – gym hall 1/16

127. Light switch – external store.

128. Light switch. Kitchen 1/17

129. Lighting – typical class and circulation.

130. Lighting – typical toilet.

131. Lighting – store example.

132. Lighting – cloakroom example.

133. Lighting – external store example.

134. Lighting – class store cupboard example.

135. Emergency lighting. Typical – kitchen 1/17

136. Emergency exit sign lights. Typical – library 1/12

137. External lighting typical.

138. External emergency exit light typical. Kitchen.

139. Fire alarm system control panel. Entrance hall 1/2

140. Smoke detector head. Typical.

141. Fire alarm call point typical.

142. Fire alarm wiring typical. Boiler house 1-19.

143. Period bell- Corridor 1/11

144. Period bell programmer. Store 1/3

145. Phone outlet sockets – office 1/30

146. Phone system handset. Office 1-30.

147. Disabled alarm reset unit. 1/8a Access WC

148. Disabled alarm alert unit. Cloakroom 1/9.

149. CCTV fixed camera. Main entrance.

150. CCTV monitor. Office 1/30

151. Door access security system. Viewer and handset. Office 1/30.

152. Door access security system keypad and camera unit. Main entrance.

153. Door access system emergency release devices.

154. Fire alarm security door auto release interface. Entrance hall 1/2.

External Areas

155. Rear access road

156. Surface erosion and potholes

157. Car park

158. Previous patching

159. Deep ruts

160. Surface erosion and potholes

161. East playground

162. West playground

163. Benches and tables

164.

165. Cast in-situ concrete footpath

166. Surface erosion

167. Cracked concrete paths

168.

169. Paving slab footpath

170. Cracked and uneven

171.

172. Timber boarded fence

173. Chain link fence to rear wall

174. Chain link fence to sports field

175. Timber gates

176. Timber rot and flaking paint

177. Chain link vehicle gate

178. Damage and surface corrosion

179. Wall to front boundary

180. Cracks in boundary wall

181. Missing coping stones

182. Significant movement

183. Rear blockwork wall

184. Timber sheds

185. Cycle rack

186. Sports field

187. Steel goal posts