Summary Building Condition Survey Report

of

Findochty Primary School
Burnside Street, Findochty AB56 4QW

11th & 12th July 2022

Z00444 / 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 and Tuesday, 11th and 12th July 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 hot, dry and sunny.

1.4. The premises comprise a primary school and HORSA hut constructed in single and 2 storey blocks with single storey outbuildings. The school was constructed circa 1936.

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 and single storey accessible roofs. Accessible flat roofs were examined from a standard 3.80m ladder, the flat roof above the first floor corridor was not accessible. Access was provided to all internal areas with the exception of, Reception, Cleaners Cupboard, Cupboard in Girls Toilet and Head Teachers Office. The Gym Hall roof space which was not accessible due to the height of the ceiling and the main school roof space only allowed for a head and shoulders inspection, again due to the height of the ceiling.

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 and two storey building with a separate single storey HORSA hut both having pitched and flat roofs.

2.2 The subjects are of concrete block and brick construction. Roofs are covered with natural slate to pitched roofs and mineral felt to flat roofs, rainwater goods are a combination of cast iron and upvc gutters with cast iron and upvc downpipes. There is a timber framed tower to the centre of the main roof with metal capping and skirt. There is a masonry chimney with one visible pot, to the north aspect of the main roof. External walls are of natural stone with roughcast panels. Floors are a combination of concrete slab, suspended concrete and suspended timber. Stairs are constructed in concrete with additional steel support. Windows are aluminium, top hung, with double glazed units. External doors are a combination of timber ledged & braced, timber, with aluminium doors and screens to the three ramped exits.

Internally, ceilings are a combination of concrete, lath & plaster, painted plaster, plasterboard and suspended ceiling tiles. Walls are lath & plaster, painted plaster, plasterboard, wetwall, ceramic tiles and timber linings to dado level. Floor coverings comprise carpet, carpet tiles, sheet vinyl, timber boards and painted concrete. Internal doors are timber solid core doors with glazed panels and timber hollow core doors. Sanitary ware comprises individual urinals, various WC's, steel vanity basins in pupil toilets and wall hung basins in staff toilets, classrooms have stainless steel sinks set in base units and resting on framed bases.

The heating system comprises 2 floor standing cast iron, oil fired boilers. Boiler no.2 has been replaced recently in 2022 due to a fault on the previous appliance being beyond economic repair. 3 separate sets of pumps circulate the heated water via steel pipework to the radiators and also to heat the hot water storage calorifier. Pipework is only insulated in parts. Radiators are mainly cast iron column type, although some steel panel replacements have been installed to a small number of spaces. A small amount of electric convector and fan assisted convector heaters supplement the heating system in the toilets and library. Controls for the heating system are basic and only offer limited temperature control of the internal spaces.

Hot water is circulated around the school via a 500 litre storage calorifier in the basement plant room, through a pumped copper pipework circulation loop. Pipework is only insulated in parts.

5 independent point of use water heaters located in girls and boys toilets and 1 upstairs classroom supplement the hot water system by supplying hot water to these 3 rooms.

Cold water is supplied to outlets through copper pipework which is only insulated in parts. A cold water storage tank is located in the attic space which feeds cold water to a percentage of outlets. A number of cold water outlets are fed straight from the mains supply and not through the storage tank.

Fuel oil is stored in a steel storage tank located in a bunded sub room, within the basement boilerhouse. This system comprises steel feed pipework and automatic fuel supply shut off devices in the event of a fire and an automatic tank overfill alarm system to alert fuel suppliers during filling process.

Mechanical ventilation is provided in toilets and the kitchen by electrical wall and window mounted extract fans. These fans are manually controlled only via isolation switches.

Electrical installation comprises main switchboard and 3 sub – distribution power boards located on the ground floor and 1st floor. Sub mains cabling connects main switchboard and distribution boards and general wiring distributes power supplies from the distribution boards to electrical outlets around the building. Electrical switches, sockets and accessories are white plastic flush fitted and surface mounted types. The electrical installation has been upgraded in recent years, circa 2013.

The general lighting system consists of various types of surface mounted and recessed modular fluorescent tube type battens and flush fitted ceiling lights. IP65 battens have been installed in the boys' and girls' toilets, boilerhouse and kitchen spaces. A small number of cylindrical fluorescent tube style lights are also installed in toilets and circulation spaces. Lighting is mainly controlled by motion activated PIR devices with a small number of spaces only having manual switches to operate.

Emergency lighting system comprises led style self-contained compact units throughout and also maintained bulkhead style led fittings externally, generally at exits.

External lighting is a mixture of halogen floodlights and wall mounted bulkhead/wall packette style fittings. A mechanical programmer controls the operation of these lights and all floodlights incorporate sensor which are assumed to respond to motion and also lux levels for energy saving purposes.

A Smoke detection and alarm system comprises a multi zone addressable control panel, smoke and heat detectors, emergency call points, generally at exits and escape routes and a small number of strobes.

Intruder alarm comprises a user control panel located at the entrance corridor and a number of PIR sensors located around the building. Generally at potential intruder entry points.

A basic CCTV system is installed and comprises only 1 external camera located at the main entrance. This camera can be viewed on a monitor in the reception office.

Door entry control system units are installed at the main entrance and the West entrance door leading to the nursery end. Keypads and cameras can be viewed on handsets and monitors in classroom 1/25 and the reception office, allowing staff to control door entry.

A disabled alarm system is installed for access WC 1/17a comprising pull chord activation with reset and indicator units.

Internal swing doors within the main corridors on the ground and 1st floors incorporate magnetic devices to allow these doors to be held open. These devices are not linked to the fire alarm system to automatically disable the magnets in the event of fire alarm activation.

2.3 Building size – The Primary School GIFA is approx. 1436m2.
The HORSA hut GIFA is approx. 118m2
The properties combined GIFA is approx. 1554m2

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 felt roof coverings are reaching the end of their useful life.
- The cast iron gutters appear to be in poor condition.
- Cast iron downpipes and SVP's have cracks and extensive surface corrosion.
- Stone walls of the school require isolated areas of re-pointing.
- Windows are reaching the end of their useful life, and double glazing is failing.
- Timber and aluminium external doors are rotten and twisted.
- Internal walls are cracked and damaged by rainwater penetration.
- Timber suspended floors are noisy and uneven.
- Concrete floors are uneven in the ground floor corridor.
- Internal doors are reaching the end of their useful life.
- Woodworm identified in isolated areas.

3.2 Mechanical and Electrical Installations

- Heating system pipework including feed and expansion tank is in bad condition, only partly insulated and at risk of serious imminent failure, particularly under floor.
- Heating system heat emitters are in poor condition and life expired as per CIBSE guide M for life expectancy.
- Boiler no.1 is in poor condition and life expired as per CIBSE guide M for life expectancy.
- Heating system control panel and controls are poor and could be improved to aid energy efficiency and performance.
- Hot and cold water pipework is in poor condition and life expired as per CIBSE guide M for life expectancy. It is also only partly insulated.
- Fire alarm detector heads are life expired as per CIBSE guide M for life expectancy.
- Oil supply safety valves and devices are life expired as per CIBSE guide M for life expectancy.
- Staff toilets 1/21a and 1/21b have no mechanical extract fans installed.
- Oil supply storage tank and feed pipework are approaching the end of their useful life.
- Magnetic internal hold door opener devices are not linked to the fire alarm system to be automatically disabled in the event of fire alarm activation.

- External lights are showing signs of corrosion and approaching the end of their useful life.
- Electric point of use water heaters are in poor condition and approaching the end of their useful life.
- Electric convector heaters in the boys and girls toilets are in poor condition.

3.3 External Areas

- The HORSA hut is boarded up, is no longer in use and has exceeded its useful life.
- The concrete coping to the front wall is cracked and spalling.
- The cover of the inspection chamber in the playground is corroded and raised.
- The basketball stands are corroded and the backboards are laminating.
- There are large depressions in the surface of the sports field, at the goal mouths.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Replacement of the HORSA hut with an appropriate external storage building.
- Investigate the chimney capping / venting.
- Upgrade the Commercial Kitchen wall and ceiling finishes, to wetwall.
- Upgrade of heating system boiler no.1, heating system pipework, heat emitters and controls. Options appraise to consider possibility of alternative form of heat source from heavy oil to reduce carbon combustion emissions.
- Installation of mechanical extract in the staff male and female toilets.
- Upgrade of hot water system pipework and insulation with modification to remove point of use water heaters. Consider mains fed hot water calorifier.
- Upgrade of cold water systems and pipework and options appraise to assess possibility of removing cold water storage tank and make all outlets direct mains fed.
- Installation of fire alarm interfaces to disable all magnetic hold open devices in the event of fire alarm activation.
- Expand the field of CCTV cameras to strengthen security measures.

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. Timber trusses

2. Timber sarking boards

3. Slate to Main School

4. Slate to Games Hall

5. Felt roof above toilets

6. Open joints in felt roofing

7. Felt roof above Reception

8. Ponding following overnight rain

9.

10. Cracking and blistering

11. Metal skylights

12. Damaged ironmongery

13. Insulation between ceiling ties

14. UPVC ogee gutter to main building

15. UPVC ogee gutter to Games Hall

16. Cast iron gutter to first floor corridor

17. Extensive surface corrosion

18. Vegetation in gutters

19. Very small flat roof outlets

20. Outlets blocked with nesting material

21. Corrosion to cast iron downpipes

22. Cracked and leaking cast iron downpipes

23. UPVC downpipes

24. Outlet at ground level

25. Stone chimney with single pot

26. Octagonal bell tower with metal capping and skirt

27. Timber cladding to belltower

External Walls

28. Natural stone external walls

29. Vertical cracking

30. Isolated cracking

31. Cracking at corner stones

32. Under floor ventilation

33. Damaged vents

34. Ground level to rear

35. Natural stone external finish

36. Roughcast panels between windows

37. Timber front entrance doors

38. Timber fire escape doors

39. Rot and lamination to bottom edge

40. Aluminium doors to ramped access

41. Twisted aluminium doors

42. Brass knob ironmongery to front door

43. Large aluminium windows

44. Standard aluminium windows

45. Gap between windows and internal frame

46. Fogged double glazing units

47.

48. Broken double glazing unit

49. Fogged double glazing

50. Window handles and missing friction wedges

51.

Internal Decoration

52. Timber window sills

53. Railings and guard rails

Steps and Ramps

54. Concrete steps to front entrance

55. Concrete steps to Nursery entrance

56. Chipped nosings

57. Cracked steps

58. Concrete steps to Boiler House

59. Minor surface erosion

60. Concrete ramps

61. Galvanised tubular rails

Floors

62. Concrete ground floor with raised ridge

63. Concrete first floor with paint finish

64. Concrete beams supporting first floor

65. Sheet vinyl flooring, worn

66. Sheet vinyl / linoleum flooring

67. Sheet vinyl to kitchen sink areas

68. Soiled carpets

69.

70. Holes in carpet

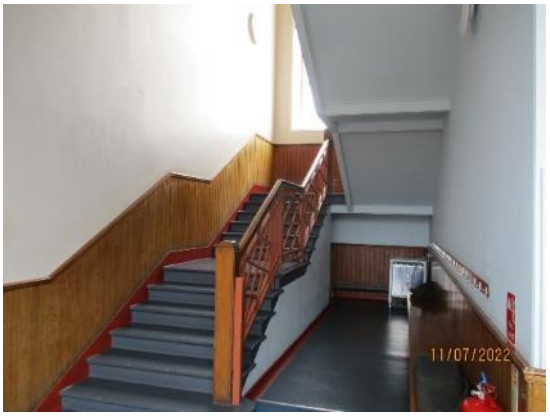
71. Timber sports floor in Games Hall

72. Painted concrete floors

73. Boiler House concrete floor

74. Timber frame to coconut matting

75. Extensive woodworm damage



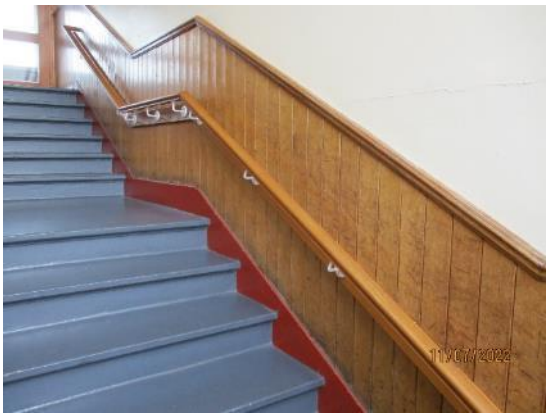
76. Concrete staircases

77. Steel support

78. Painted concrete treads

79. Concrete soffits

80. Timber balustrades



81. Timber handrails

Ceilings

82. Suspended ceiling tiles

83. Plastered ceilings with concrete beams

84. Plastered ceilings with mould growth

85. Lath & plaster ceilings with mould growth

86. Cracked lath & plaster ceilings

87. Damp ceiling and cornice

88. Patch repair to plasterboard ceiling

89. Concrete ceiling in Boiler House

Internal Walls

90. Repairs to plasterboard walls

91. Cracking to lath & plaster walls

92. Damage to lath & plaster walls

93. Damp plastered walls

94. Damp to plastered walls

95. Timber linings to dado level

96. Timber linings to corridors

97. Wet wall to various walls

98. Ceramic tile splashbacks

99. Plywood window reveals

100. Plywood window sills

101. Timber doors and screens

102. Timber doors and screens to stairs

103. Vestibule timber doors and side screens

104. Replacement timber double doors

105. Timber single doors

106. Timber doors to classrooms

107. Georgian wired glass

108. Mixed glazing to some doors

109. Small borrowed light

110. Large borrowed light

111. Brass knob ironmongery

Sanitary Ware

112. Individual urinals

113. Vitreous china cistern

114. Close coupled WC

115. Nursery WC

116. Steel inset vanity basins

117. Wall hung corner basin

118.

119. Accessible toilet

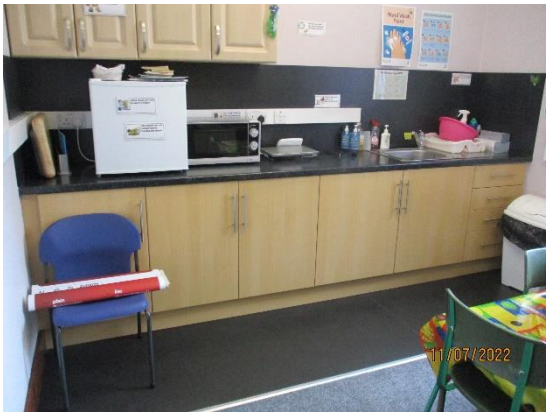
120. Cubicle partitions

121.

122. Plywood vanity base units

123. Commercial kitchen

124.



125. Kitchen base and wall units

126. Base units to classroom sinks

127.

128. Stainless steel classroom sinks

129. Stainless steel inset classroom sinks

130. Freestanding stainless steel sink top

131. Round stainless steel wash hand basin

132. Butler / bucket sinks

133. UPVC waste pipes

Furniture

134. Typical classroom furniture

135. Typical damage to desks

136. Staff room furniture

137. Oil Boiler no.1 – Basement boilerhouse 0-41

138. Boiler no.1 Burner assembly

139. Pumps – Primary boilerhouse 0/41

140. Pipework – Heating system boilerhouse 0/41

141. Heating system feed and expansion tank. Attic.

142. Heating pipework – attic space.

143. Radiator – heating system. Kitchen / cast iron.

144. Radiator – heating system typical.

145. Electrical Convector heater – Girls toilet. 1/8

146. Electric fan heater. Gents toilet. 1/21a

147. Heating control panel – boilerhouse 0/41

148. Oil storage tank – boilerhouse 0/41

149. Oil pipework and control devices. Boilerhouse 0/41

150. Oil tank overfill alarm device – external.

151. Hot water storage calorifier. Boilerhouse 0/41

152. Pipework – hot water class 1/25.

153. Cold water storage tank. Attic.

154. Cold water supply pipework. Girls toilet 1/8

155. Extract fan – girls toilet 1/8

156. Extract fan – kitchen 1/10.

157. Main switchboard and DB GLP1 – cupboard 1-31

158. DB – GLP3 – Cupboard 2-32

159. General wiring 1-31 cupboard

160. Sub mains cabling cupboard 1-31

161. Socket – typical.

162. Switches – kitchen 1/10.

163. Lighting – typical classroom.

164. Lighting – girls toilet 1/8.

165. Lighting – kitchen 1/10.

166. Lighting under staircase typical.

167. Emergency exit escape route sign light. Typical.

168. Emergency lighting self-contained unit. Typical.

169. External lighting. Bulkhead and flood. Main entrance

170. External light. Typical bulkhead / wall packette.

171. Fire alarm control panel. 1/2 corridor.

172. Fire alarm call point. Typical.

173. Fire alarm wiring and smoke detector. Attic.

174. Fire alarm smoke detector and strobe. Typical.

175. Period bell – corridor 1/2. Typical.

176. Period bell programmer. Cupboard 1-31.

177. Disabled alarm system alert unit. 1/13 for WC 1/17a

178. Disabled alarm system pull chord and reset – 1/17a

179. Intruder alarm system key pad corridor 1/2.

180. Intruder alarm system PIR corridor 1/2 Typical.

181. Door entry control system video and audio unit. Main entrance and West entrances.

182. Door entry control system handset and viewer. 1/25 and reception office.

183. CCTV monitor – reception office.

184. CCTV camera. Main entrance.

External Areas

185. Tarmacadam car park

186. Tarmacadam playground

187.

188. Surface cracking and vegetation

189. Benches and tables

190. Playground equipment

191. Nursery playground equipment

192. Tubular rail fencing

193. Timber boarded fencing

194. Timber post and wire fencing

195. Tubular rail gate

196. Surface corrosion and damage

199. Metal framed gate

200. Extensive penetrating corrosion

201. Concrete block walls

202.

203. Damage to concrete coping

204.

205. School signage

206. Surface water drainage

207. Raised playground inspection chamber

208. Bike shelter

209.

210. HORSA hut (boarded up)

211.

212. Brick plinth, breaking up

213. Cycle rack

214. Nursery garden shed

215. Timber utility pole

216. Landscaping – grass and trees

217. Basketball hoops

218. Steel stands with surface corrosion

219. Backboards laminating and crumbling

220. Sports field grass

221. Deep depressions at goal mouths