Summary Building Condition Survey Report

of

Seafield Primary School
Deanshaugh Terrace, Elgin IV30 4ES

24th to 26th May 2023

Z00453 / 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 between Wednesday 24th and Friday 26th May 2023.

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 windy.

1.4. The premises comprise a primary school with adjacent Hub and modular nursery. The primary school is constructed over single and two storeys, with the Hub and nursery being single storey. The primary school was constructed circa 1953 and extended circa 1976. The Hub was constructed circa 1987 with the nursery being added circa 2017.

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 Games Hall and two storey parts were examined with the use of a drone. Access was provided to all internal areas with the exception of the external store behind the playground shelter.

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 three, single and two storey buildings with flat roofs.

2.2 The subjects are of masonry construction to the primary school and Hub with timber framed construction to the modular nursery. Roofs are covered with single ply membrane, metal standing seam and profiled metal to flat roofs with glass and polycarbonate canopy roofs. Rainwater goods are UPVC to the primary school and Hub with metal box gutters and downpipes to the nursery. External walls are of masonry construction, overlaid with external insulation and composite steel faced cladding panels to the nursery. Floors comprise concrete slab and suspended timber to the ground floor and suspended concrete to the upper floor. Windows are powder coated metal over a timber structure to the primary school and Hub with powder coated aluminium windows to the nursery, all with double glazed units. External doors are similar to windows, powder coated metal over a timber structure to the primary school and Hub with powder coated aluminium doors to the nursery.

Internally, ceilings are a combination of painted plaster, painted plasterboard and suspended ceiling tiles, walls are painted plaster, painted plasterboard, fibreboard, brickwork, timber linings at low level, wetwall and ceramic tiles. Floor coverings comprise carpet, carpet tiles, sheet vinyl, timber flooring and concrete slab. Internal doors are generally hallow core timber with glazed panels and brass ironmongery to the primary school with solid core double fire doors to corridors. Timber veneered doors with glazed panels and aluminium ironmongery to the Hub and nursery.

The heating system for the main school and modular nursery buildings consists of 6 modular, natural gas, condensing boiler units, steel insulated pipework and a mix of conventional steel panel and low surface temperature radiators. The control system for these 2 buildings is a Trend building management system. The modular nursery building has its own heating timeclock to allow secondary control from the main building system.

An independent condensing, natural gas boiler, with steel, insulated pipework and steel panel radiators provide the heating system for the school Hub building. Controls are local to the hub building.

Both building boiler houses have automatic gas safety shut off controls installed, including carbon monoxide and methane gas detectors, together with fire detection and safety push stop buttons.

Gas pipework to both plant rooms is steel painted Ochre and has been recently installed from the on-site gas meters, circa 2017.

Domestic hot water is also generated by the gas boilers in the main school and for the modular nursery building. 2 separate storage calorifiers located in the main plant room and kitchen store cupboard store and distribute hot water around the building via pumped circuits of steel/copper, insulated pipework.

Hot water in the Hub building is heated by the gas boiler and stored and distributed by an unvented storage cylinder via copper/steel insulated pipework. All hot water systems have electric immersion heater back-up systems.

Cold water is distributed round the 3 school buildings directly from the mains supply, via copper/steel insulated pipework. No storage tanks are installed.

Mechanical general ventilation is provided in selected rooms and spaces of all 3 buildings by various types of electrical extract fan units. These range from wall mounted 4 inch types to 12 inch roof mounted units. Controls for these fans vary from PIR room sensors to manual on/off switches.

Electric motor opening windows are installed in the modular nursery building for the high level corridor and classroom windows. These units are controlled by manual switches.

Passivent roof mounted, windcatcher units are also installed in the modular nursery building with automatic and manual controls available.

The main school kitchen has a stainless steel extract canopy installed above the centre island cooking appliances, with 2 roof mounted fan units. The fan controls allow users to enable the fans and also set the speed required.

The electrical installation has been recently renewed and upgraded circa 2017. New main panel board, distribution boards, sub mains cabling, general wiring and accessories have been installed throughout all 3 buildings.

The lighting system throughout all 3 buildings was also renewed in circa 2017 with varying styles of LED fittings installed. Controls are generally automatic sensor activation. A small number of fluorescent tube and pendant style bulb fittings remain in the main school building, mainly in a small number of store cupboards only. Emergency lighting is installed throughout all 3 buildings, generally with self-contained, non maintained, variants of the general light fittings. Maintained, emergency exit sign lights are installed, dedicated at emergency exits and on escape routes.

LED external building lighting is installed around the perimeter of all 3 buildings. These are controlled by timeclock and are assumed to incorporate lux sensors. Each building lighting circuit appears to be independent from each other.

A modern smoke detection and alarm system is installed throughout all 3 buildings. Each building has its own addressable control panel, smoke/heat detectors, call points and interfaces to disable plant and automatic doors in the event of system activation.

Modern intruder alarm systems are installed throughout all 3 buildings. User keypads and PIR devices are installed, generally at potential intruder entry points.

Door access control security systems are installed throughout all 3 buildings. Videx and Paxton electromagnetic door units allow building users to control access to both external and internal doors of the school. Digitally programmed swipe cards issued by the school, allow permitted users to access internal school areas.

A modern CCTV system is installed, consisting of internal and external cameras, generally in the main school building and playground.

2.3 Building size – The properties GIFA is:

Primary School	- 2701m2
The Hub	- 369m2
Nursery	- 583m2
Total GIFA	**- 3653m2**

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 & Old Nursery

- The original timber internal doors are reaching the end of their useful life.
- Steel structure below the stage has considerable surface corrosion.
- Several carpets are soiled and stained.

3.2 Mechanical and Electrical Installations

- Ceiling mounted electric radiant panel heaters in the main school kitchen are life expired and should be considered for replacement.

3.3 External Areas

- Tarmacadam car park and access road are breaking up and pot holed.
- External concrete steps and ramps are cracked and eroded.
- Tarmacadam and paving slab footpaths are cracked and uneven.
- Damage and corrosion to metal gates and chain link fencing.

4 Conclusion

4.1 A brief summary of the elements condition.

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

- Protection of the external insulation is recommended in the car park area.
- Consider additional bird deterrents, 4 gull nests found on roofs.
- Confirm operational condition of bird scarer on nursery roof.

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 overview

2. Single ply membrane (insulation sheets visible)

3. Single ply wrinkled in places

4. The Hub overview, dark patches are silt

5.

6.

7. The Nursery overview

8. Metal standing seam roof with bird scarer

9. Metal profile roof to shelter/garage

10. Glass canopy roof – School to Nursery

11.

12. Polycarbonate canopy to Nursery entrance

13. Bird droppings and vegetation

14. Moss and vegetation

15.

16. GRP Rooflights to Primary School

17. Internal view of rooflights

18. Rooflights to Nursery

19. Nursery Rooflights internally

20. Nursery sunpipes

21.

22. UPVC fascia boards

23. Plywood fascia boards

24. UPVC gutters

25. UPVC downpipes (isolated defects)

26. UPVC gutters

27. Flat roof box gutters

28. Flat roof rainwater outlets

29. Hopper heads, partially blocked with vegetation

30. Metal roof box gutters, partially blocked

31. Box gutters with standing water

32. UPVC downpipes (isolated defects)

33. Hopper heads with blockages

34.

35. Downpipes not discharging to drainage

36. Metal roof outlets

37. Metal hopper heads and downpipes

38. Downpipes miss-aligned with drainage

39. Boiler flue and terminals

40.

41. Water tank house roof

42. Water tank house

External Walls

43. Primary school underfloor ventilation

44.

45. The Hub – ground levels

46. Projecting external insulation

47. The Nursery platt and ground levels

48. Underfloor/frame ventilation

49. Primary school external insulation

50.

51. Timber lining boards

52. Boards close to concrete slab

53. External insulation to The Hub

54. Isolated areas of previous repair

55. Nursery – Metal composite panel walls

56. Powder coated single door

57. Powder coated door internally

58. Powder coated double door

59. Aluminium single door (Nursery)

60. Aluminium double door (Nursery)

61. Garage door

62. Timber double doors

63. Powder coated standard window

64. Powder coated medium windows

65. Powder coated large windows

66.

67. High level windows (The Hub)

68. Powder coated windows (The Hub)

69. Aluminium windows (Nursery)

70. All windows are double glazed

71. Lever handles

72. High level mechanisms operated by winding handle

External Decoration

73. Peeling paint to base course

74. Staining to external insulation

75. Surface corrosion to metal gates

76. Surface corrosion to fence framework

Steps and Ramps

77. Concrete steps

78. Eroded concrete steps

79. Concrete ramps

80. Eroded concrete entrance ramp

81. Surface breaking up

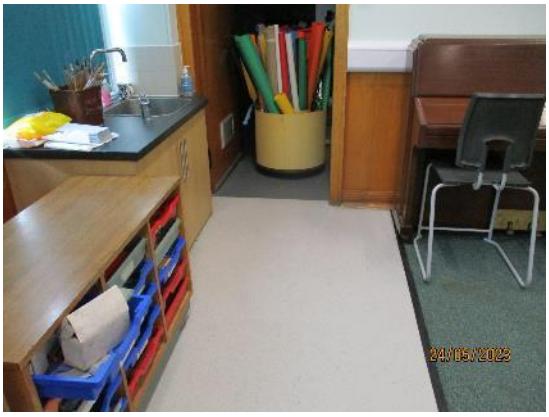
82. Galvanised guard rails to ramps

Floors

83. Timber suspended floor of the stage

84. Corroded steel beams

85. Sheet vinyl in school



86.

87. Carpets in school

88. Soiled and stained carpets

89. Timber boarded sports floor

90. Painted concrete floors

91. Boiler room painted concrete floor

92. Sheet vinyl flooring in The Hub

93. Surface scuffs

94. Carpet flooring in The Hub

95. Sheet vinyl in Nursery

96. Carpet flooring in the Nursery

97. Concrete staircases

98. Plastered soffits

99. Sheet vinyl treads and risers

100.

101. Concrete stair to Boiler Room

102. Damaged stair nosings

103. Timber handrails

104. Metal balustrades with timber handrails

Ceilings

105. Primary school suspended ceiling tiles

106. Primary school plastered ceilings

107. Concrete ceiling, peeling paint

108. Plasterboard ceilings in The Hub

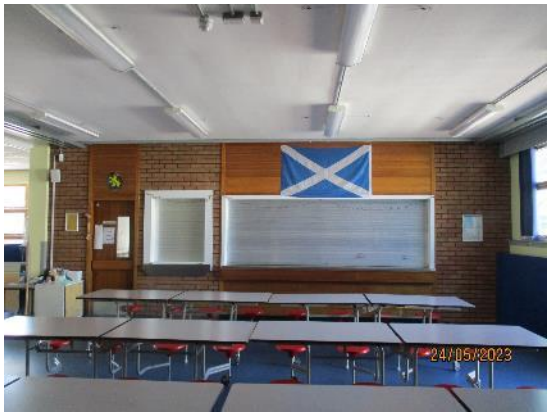
109. Nursery suspended ceiling tiles

Internal Walls

110. Plasterboard walls

111. Plastered walls (isolated hairline cracking)

112. Facing brick to Dining Hall



113.

114. Timber wall panelling in the primary school

115. Minor surface damage

116. Panelling to classroom walls

117. Wetwall in some toilet areas

118. Ceramic tile splashbacks

119. Isolated missing grout

120. Internal borrowed lights (toilets)

121. Typical timber hallow core door

122. Broken glazing beads

123. Damage to the surface of doors

124. Damage to door edges

125. Timber double doors

126. Not all are fire doors

127. Older timber double doors

128. Gaps with damage to edges

129. Traditional double swing doors

130. Damage to styles and bottom rails

131. Timber solid core veneered doors to The Hub and Nursery

132. Timber veneered double doors

133. Various glazing panels

134. Safety glass to replacement doors

135. Georgian wired glass to some doors

136. Isolated broken glass

137. Traditional brass ironmongery

138.

139. Aluminium ironmongery

Sanitary Ware

140. Stainless steel trough urinal

141. PVC cistern

142. School WC

143. Staff WC

144.

145. Nursery WC

146. Wall hung wash hand basin

147. China vanity basin

148. Accessible shower enclosures

149. Sheet vinyl shower tray

150. Accessible toilets

151. Stud wall cubicle partitions

152. Composite panel cubicle partitions

153. Composite vanity units

154. Isolated surface damage

155.

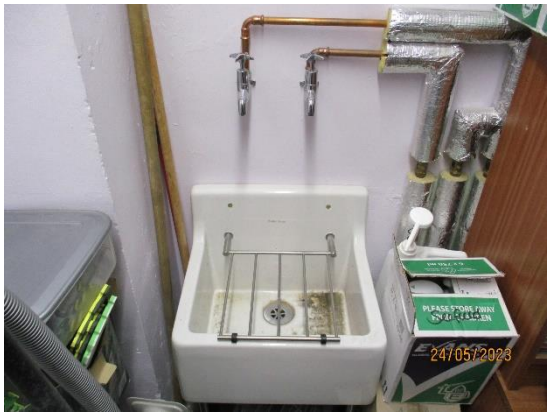
156. Commercial kitchen

157. Stainless steel kitchen sinks

158. Double bowl stainless steel sinks

159. Stainless steel inset sinks

160. Stainless steel wash hand basin



161. Cleaners butler sinks

162. PVC waste pipes

Internal Decoration

163. Plastered walls

164. Timber panelling

165. Timber floor boards

166. Timber doors

167. Timber joinery items

Furniture

168. Classroom desks and chairs

169.

170.

171.

172. Kitchen units

173. Sink base units

174. Cloakrooms

175. Coat hook rails

176. Staff room furniture

177. Stained seats

Mechanical and electrical photographs

178. Main school and modular building boilers.

179. Hub building gas condensing boiler.

180. Control panel main school boilerhouse.

181. Heating pipework and pumps hub building boiler house.

182. Radiator – typical throughout.

183. LST Radiator typical throughout.

184. Heating pipework main school boiler house.

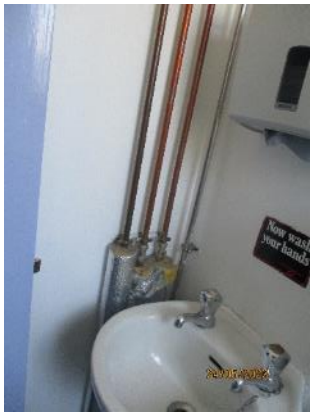
185. Carbon monoxide detector hub boiler house.

186. Hot water calorifier – main school kitchen.

187. Hot water calorifier – main school boiler house.

188. Hot water storage tank – hub building.

189. Pressurisation unity – hub building.



190. Pipework – hot and cold main school typical.

191. Pipework – hot and cold typical throughout.

192. Extract fan main school roof mounted. Girls toilets.

193. Extract fan roof unit – main school external.

194. Extract fan – typical throughout all 3 buildings.

195. Extract fan – kitchen store main school.

196. Gas supply pipework and solenoid control valve – main school plant room.

197. Gas safety control panel – hub plant room.

198. Extract canopy – main school kitchen.

199. Extract fan terminals – main school kitchen on roof.

200. Main panel board – main school.

201. Distribution board LP1 main school.

202. Distribution boards – Hub building.

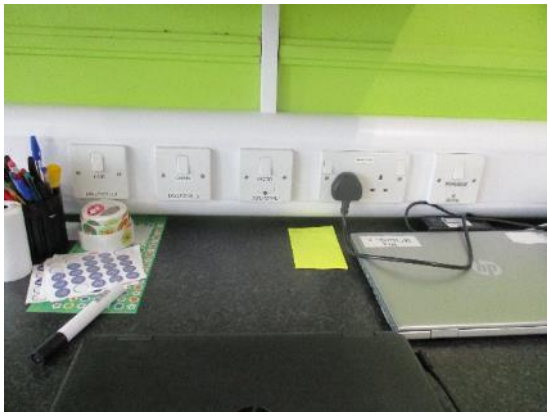
203. Distribution boards – modular nursery building.

204. Sub mains cabling – modular nursery plant room.

205. Sub mains cabling – main school.

206. General wiring – main school.

207. Wiring accessories – main school.



208. Wiring accessories – main school.

209. Wiring accessories modular nursery building.

210. Fire alarm control panel – modular nursery building

211. Fire alarm strobe – modular nursery building.

212. Fire alarm control panel main school.

213. Smoke detector – typical throughout 3 buildings.

214. Fire alarm control panel – hub building.

215. Fire alarm call point typical throughout.

216. Lighting – classroom typical main school.

217. Lighting – toilets and stores generally. Main school.

218. Lighting – PIR control main school typical.

219. Lighting – Hub classroom.

220. Lighting (with emergency self-contained) modular nursery building corridor.

221. Lighting – modular nursery toilet typical.

222. Lighting – main school hall.

223. Lighting – main school.

224. Intruder alarm PIR sensor – main school.

225. Intruder alarm system keypad main school.

226. Door security card reader unit. Main school

227. Door security control panels main school.

228. Security door entry keypad and video unit main school.

229. Security door system user handset and monitor screen main school.

230. CCTV camera main school.

231. CCTV system recorder and monitor main school.

232. Person hoist system – main school.

233. Passivent windcatcher units – modular nursery.

234. Boiler flue roof termination – main school.

235. Boiler flue termination main school roof level.

236. External lighting modular nursery building.

237. External lighting modular nursery building.

External Areas

238. Access road to Kitchen breaking up

239. Tarmacadam potholed

240. Tarmacadam car park

241. Tarmacadam playground

242. Tarmacadam cracking

243. Playground furniture

244.

245. Tarmacadam footpaths

246. Cracking due to tree roots

247. Surface erosion

248. Paving slab footpaths

249. Uneven slabs

250. Concrete staircase to playing field

251. Broken nosings

252. Chain link fence leaning

253. Corroded steel frame

254. Impact damage to steel frame

255. Loose chain link fencing

256. Security mesh to The Hub and Nursery

257. Galvanised mesh fencing

258. Timber post and mesh fencing

259. Metal bar vehicle gates

260. Peeling paint and surface corrosion

261. Metal bar pedestrian gates

262.

263. Security mesh vehicle gates

264. Security mesh pedestrian gates

265. Timber boarded gates.

266. Galvanised bar gates

267.

268. Metal framed gates

269. Brick walls

270. Brick and roughcast walls

271. Broken coping stones

272. Cracks to brick walls

273. School signage

274.

275. Car park and playground drainage

276. Blocked surface water drainage

277. Caged bin enclosure

278. Metal profile and caged enclosure

279. Playground shelter and garage

280. Bike shelter

281. Cycle hoops

282

283. Timber sheds

284. Steel sheds

285. Timber utility pole

286.

287. Timber flag pole

288. General landscaping