Summary Building Condition Survey Report

of

Mosstowie Primary School
Miltonbrae, Miltonduff, Elgin IV30 8TY

3rd April 2023

Z00456 / ADC & NS

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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 3rd April 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 dry, sunny and warm.

1.4. The premises comprise a primary school constructed in a single storey, with single storey outbuildings. The original school was constructed circa 1880 with a flat roofed extension constructed circa 1970.

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, from accessible flat roofs and by drone survey. Accessible flat roofs were examined from a standard 3.80m ladder. Access was provided to all internal areas with the exception of the roof space above rooms 1/3 and 1/4.

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 pitched and flat roofs.

2.2 The subjects are of masonry construction. Roofs are timber trusses covered with natural slate to pitched roofs and timber joists with glass reinforced plastic (GRP) to flat roofs. Several stone built chimneys to pitched roofs and a brick built boiler flue. Rainwater goods are half round and ogee cast iron gutters with cast iron downpipes. External walls are of natural stone construction to the original building and masonry with a roughcast finish to the extension. Floors comprise concrete slab and suspended timber. Windows are mainly UPVC with double glazed units, with isolated timber and metal framed (Crittall) windows with single glazed units. External doors are timber. There is an external concrete staircase, leading down to the Boiler House.

Internally, ceilings are a combination of painted plasterboard, suspended ceiling tiles, fixed fibrous acoustic ceiling tiles, with asbestos sheeting in the Boiler House. Walls are a combination of lath & plaster, painted plaster, painted plasterboard, timber linings at low level and ceramic tiles. Floor coverings comprise carpet, vinyl tiles, sheet vinyl, timber boards and concrete slab. Internal doors are generally hallow core timber with glazed panels and brass ironmongery.

The heating system comprises 2 floor standing, open flued, cast iron sectional, oil fired boilers. Heating distribution pipework is steel throughout and is only insulated in parts. Fan assisted wet convector heaters, steel panel radiators and a small number of electric convector and fan convector heaters emit heat into the internal rooms and spaces. The system of controls is basic and dated and has no remote connection for monitoring and control purposes.

A steel oil tank is located in a bunded room within the boilerhouse 0/14. Steel pipework and dated safety controls form part of the oil fill and supply system for the boilers.

Domestic hot water is also generated by the oil fired boilers and is stored in a recently installed unvented, stainless steel calorifier. Hot water is distributed around the building via a pumped copper circuit. Hot water pipework is only insulated in parts.

Cold water is distributed around the building via copper pipework, which is only insulated in parts. All outlets are fed directly from the mains supply with no cold water storage tanks required since a recent upgrade in 2021.

Mechanical ventilation is provided in toilets and a small number of other rooms by electrical extract fans. These are manually controlled only via key switches or local controllers. Electrically operated windows are installed on the high level windows in classroom 1/4. Operated by local switches.

The Electrical installation comprises incoming 3 phase mains supply to the main distribution board in corridor 1/2 cupboard. Sub mains cabling supplies 2 further distribution boards located in the kitchen store 1/11a and boiler house 0/14. PVC and MIC general wiring distributes power and lighting supplies to fittings and outlets around the building. Wiring accessories are generally white plastic flush and surface mounted types.

The lighting system comprises a mix of fluorescent tube style light fittings. Generally classrooms are more modern types of surface linear fittings with CAT 2 louvres. Some individual pendants and various style of fluorescent tube style fittings are installed for all other

internal spaces. External lighting is minimal, with one fluorescent bulkhead fitting at the main reception and 2 other PIR operated halogen floodlights near the main entrance and kitchen entrance.

Emergency lights are generally compact bulkhead fluorescent tube types of which there are only a small number installed throughout the building.

A modern wireless Smoke detection and alarm system has been recently installed circa 2019. This system comprises, digital addressable control panel, zone hub control units and wireless detectors and call points.

A modern Intruder alarm system comprising control keypad, fixed wiring and PIR sensors throughout is installed in the property.

A basic CCTV system is installed comprising one internal fixed camera with a monitor and processor unit located in reception office 1/8.

A door access control system, comprising audio keypad located at entrance lobby 1/1 and 2 user control handsets situated in reception office 1/8 and classroom 1/4 provides main entrance internal door access control.

2.3 Building size – The properties GIFA is

School Building	- 478m2
External store & shelter	- 45m2
Total GIFA	- 523m2.

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 GRP roof covering is blistering, with deck fixings showing.
- The slate roofs and stone skew stones, require isolated repairs.
- Isolated rotten sarking boards at ridge.
- Cast iron rainwater goods have isolated leaks and joints.
- Fascia board decoration is peeling and missing resulting in isolated wet rot.
- Roughcast walls are cracking at regular intervals. Lacking expansion joints.
- Tarmacadam playground is partly obscuring underfloor ventilation.
- External decoration to joinery items is flaking and peeling exposing timber surfaces.
- External decoration to all cast iron rainwater goods is poor.
- Some timber suspended floors/floor boards, creak.

3.2 Mechanical and Electrical Installations

- The heat sources and heating system are life expired and should be considered for replacement.
- Heating system controls are life expired and should be considered for replacement.
- Oil tank, related pipework and controls are life expired and should be considered for replacement.
- Hot and cold water distribution pipework is life expired and should be considered for replacement with all pipework being insulated.
- The electrical installation, comprising distribution boards, sub mains and general wiring and accessories are life expired and should be considered for replacement.
- A significant percentage of the lighting is life expired and should be considered for replacement. All other existing lighting should be considered for upgrade to LED fittings and energy saving automatic controls.
- Emergency lighting only provides a small amount of coverage of the building internal spaces and is recommended to be reviewed via the fire risk assessment.
- The existing CCTV system is life expired and should be considered for upgrade and expansion of the field of cameras.

3.3 External Areas

- Isolated potholes in the tarmacadam access road and car park.

4. Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Provide suitable access to the roof space above rooms 1/3 and 1/4.
- Increase field of CCTV cameras.
- Install mechanical ventilation in staff toilet next to 1/5 store.
- Increase the field of emergency lights.

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 rafters and sarking boards

2. Isolated rot in sarking boards

3. Overview of roofs

4. Slate roofs and zinc ridge

5. Minor lichen on slates

6. Isolated slate damage

7. Isolated slate damage

8. GRP roofs are blistered and uneven

9. Fixings are raised and pronounced

10. Evidence of previous patch repairs

11. Vegetation and silt in sheltered areas

12. Extensive surface lichen and moss

13.

14. Metal skylights to external store

15. Early evidence of fascia timber rot

16. Partial insulation above ceilings

17. Insulation missing from lath & plaster ceilings

18. Cast iron gutters with some standing water

19. Leaks from gutter joints

20.

21. Cast iron ogee gutter in poor condition

22. Cast iron downpipes

23. Cast iron soil vent pipes

24. Stone chimneys with multiple clay pots

25. Chimney copes require repointing

26. Brick boiler flue

27. Concrete copping to boiler flue

External Walls

28. Natural stone walls

29. Missing apex stone and finial

30. Under floor vents

31. Broken louvre grills

32. Ground level above vents

33. Natural stone finish

34. Roughcast walls to extension

35. Vertical cracks at regular intervals

36. Timber front entrance doors

37. Timber fire escape doors

38. Rot and surface damage to timber linings of external store

39. Large UPVC windows

40. Standard UPVC windows

41. Metal “Crittall” windows to external store

42. Double glazing to UPVC windows

43. Lever handles to UPVC windows

44. Dual aluminium handles to high level windows

45. Electric window openers

External Decoration

46. Timber fascia boards

47. Cast iron rainwater goods

48. Timber external doors

Steps and Ramps

49. Concrete ramp to front entrance

50. Concrete steps to boiler house

Floors

51. Sheet vinyl to sink areas

52. Isolated tape repairs

53. Coved skirting damage in Girls toilet

54. Sheet vinyl in pupil toilets

55. Carpet in Reception

56. Carpet in classrooms

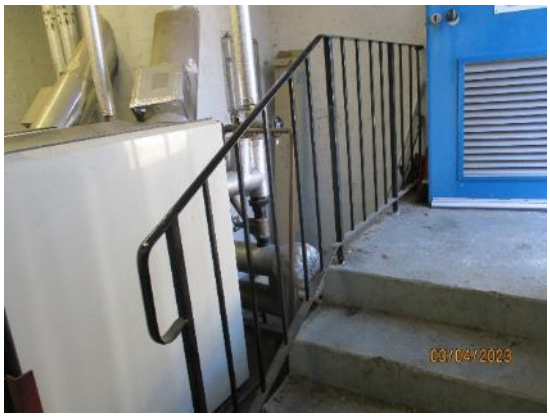
57. Timber boards in Dining Room/Hall

58. Concrete floor in external store

59. Concrete floor in Boiler Room

60. Internal concrete ramp

61. Concrete stair in Boiler Room



62. Metal bar guard rail and handrail

Ceilings

63. Fixed fibre tiles to most areas

64. Suspended ceiling tiles to pupil toilets

65. Lath and plaster ceilings in the old building

66. Lath and plaster ceiling in the external store

67. Timber linings to the ceiling in the external shelter

68. Sheeting with asbestos content in the Boiler Room

69. Labelling on ACM sheeting in the Boiler Room

70. Cracking to concrete beams in corridors

Internal Walls

71. Blockwork internal walls

72. Plastered walls

73. Lath and plaster walls

74. Hairline cracks in lath and plaster walls

75. Isolated damage to plastered walls

76. Timber panelling at low level

77.

78. Wetwall in commercial kitchen

79. Ceramic tiles with soiled grouting

80. Ceramic tile in pupil toilets

81. Ceramic tiles with paint finish peeling

82. Timber double doors in corridor

83. Timber double doors to fire escape

84. Surface damage to timber hollow core doors

85. Timber hallow core classroom door

86. Timber screen to Reception

87. Glazing to classroom doors

88. Brass lever handles

Sanitary Ware

89. Individual china urinals

90. China cistern

91. Staff WC with plastic cistern

92. Pupil WC's

93. Wall hung wash hand basins

94. Vanity china basins

95. Accessible toilets

96. Composite cubicle partitions

97. Loose edge trim on cubicle partition

98. Basin vanity units

99. Laminating worktop

100. Commercial kitchen

101.

102. Stainless steel sinks in classrooms

103. Stainless steel sink in Staff Room

104. Cleaners butler sink

105. PVC waste pipes

Internal Decoration

106. Water marked ceiling tiles

107. Marked plaster walls

108. Timber doors

109. Timber window sills

Furniture

110. Sink base units

111. Staff room furniture

Mechanical and Electrical Photographs

112. Oil fired boilers – Boiler house 0/14

113. Boiler flues into brick chimney. Room 0/14

114. Heating Feed and Expansion tank. Attic above 1/5

115. Heating Control Panel – room 0/14

116. Pumps and Pipework – Heating system Room 0/14

117. Radiator Boys toilet 1/5

118. Radiator – Class room typical

119. Convector heater dining room 1/10

120. Electric Fan convector kitchen 1/11

121. Electric convector cloakroom 1-11b

122. Pipework – heating system 1-4 class

123. Hot water calorifier – boiler house 0/14

124. Pipework – hot water distribution kitchen 1/11

125. Pipework – Cold water Boys 1/5

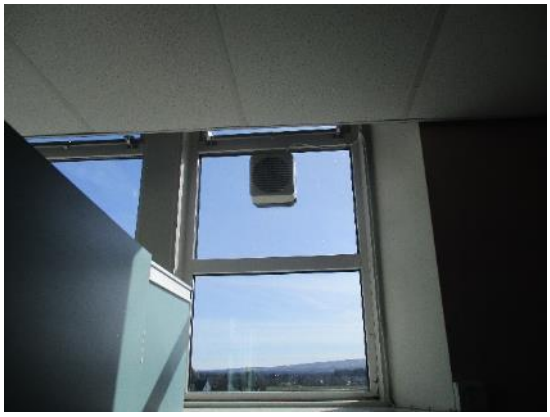
126. Pipework – cold / girls 1/6

127. Pipework – hot and cold. Boys 1/5

128. Oil tank in bunded room within 0/14 boiler house.

129. Oil fill and vent pipework. High level above 1/2a

130. Extract Fan boys toilet 1/5



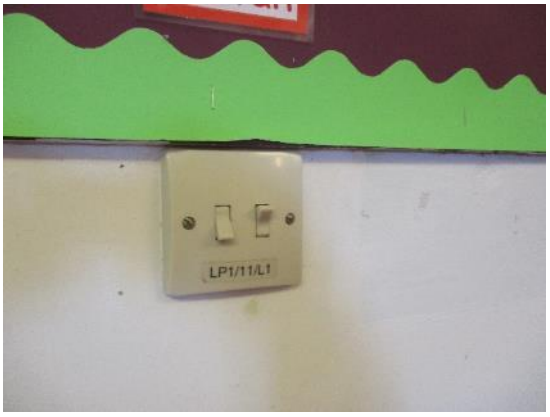
131. Extract fan girls 1/6

132. DB (main) Corridor 1/2 cupboard

133. DB – LP2 Boiler room 0/14

134. DB – LP3 – Kitchen store 1/11a

135. Socket - typical



136. Light switch - typical

137. Key switch typical

138. Lighting – Classroom typical

139. Lighting - stores and small rooms typical

140. Lighting corridor 1/2 typical

141. Lighting – staffroom 1/13

142. External lighting at main entrance

143. External lighting Kitchen entrance.

144. Emergency light 1-15a Store

145. Emergency light HT Office 1/3

146. Fire alarm control panel entrance 1/1 lobby

147. Smoke detector typical – wireless.

148. Fire alarm call point – wireless typical

149. Fire alarm Zone hub control unit.

150. Intruder alarm PIR – Typical.

151. Intruder alarm control panel 1/2 cupboard.

152. Door access audio and keypad 1/1 lobby.

153. Portable hearing loop. Office 1/8

154. CCTV Monitor and processor office 1/8

155. CCTV fixed camera 1/1 entrance lobby.

156. Boiler chimney – side view.

157. Boiler chimney termination. Aerial view from drone

158. Electric window operators classroom 1/4

159. Electric window operators classroom 1/4

External Areas

160. Tarmacadam car park

161. Potholes in tarmacadam

162. White lining wearing thin

163. Tarmacadam east playground

164. Tarmacadam west playground

165. Playground equipment

166. Recycled tables and benches

167. Timber tables and benches

168. Basketball hoops

169. Tarmacadam footpath

170. Concrete steps to external shelter

171. Timber post and wire mesh fencing

172. Concrete post and chain link fencing

173. High chain link fencing

174. Timber post and rail fence

175. Some posts leaning

176. Galvanised post and chain link fence

177. Timber boarded fence

178. Galvanised tubular vehicle gate

179. Timber double gate to the garden

180. Natural stone playground perimeter wall

181.School signage

182. External shelter

183. Timber shed

184. External store

185. Aluminium utility pole

186. Timber utility pole with power lines

187. Timber utility pole with transformer

188. Grass sports field

189. Football goal posts