Summary Building Condition Survey Report

of

Craigellachie Primary School
John Street, Craigellachie AB38 9SW

19th March 2024

Z00483 / 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 19th March 2024.

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, sunny with showers and windy.

1.4. The premises comprise a primary school constructed in single and 2 storeys and a separate classroom block constructed in a single storey. The main school was constructed circa 1900 with the classroom block being constructed circa 1970. The main school building, railings and perimeter stone wall are Category "B" Listed.

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 a drone. Access was provided to all internal areas with the exception of the roof space above the main school classrooms and the bell tower.

1.7. All mechanical and electrical building services were inspected as far as reasonably practical. Domestic water supply pipework, heating pipework, alarm systems cabling and small power systems cabling was in most cases concealed in internal walls or under floor spaces and not reasonably practical to inspect. An effort has been made to assess the age and likely condition of these elements by using historic data, where available, to pinpoint the likely age of materials.

1.8. Extract and supply fan ventilation systems were tested by switching on and observing operation only. A detailed inspection of fan units, ductwork or controls has not been carried out during the non-intrusive survey.

1.9. Fire and intruder alarm systems were visually inspected for condition and age as far as reasonably practical and no physical testing was carried out on these services during the survey.

2. Property Description and Methodology

2.1 The property comprises of two buildings, a two storey school building with pitched roofs and a classroom block with pitched and flat roofs.

2.2 The subjects are of stone and masonry construction to the school building and blockwork underbuilding supporting the timber framed construction of the classroom block. Roofs are covered with slate and metal profile to pitched roofs and single ply membrane to flat roofs. The main school building has a circular stone belltower with timber balustrades and a stone chimney with two clay pots. Rainwater goods are ogee and half round cast iron to the school building and half round UPVC to the classroom block. External walls are of natural stone and blockwork with a roughcast finish to the school building and vertical timber boards to the classroom block. Floors comprise concrete slab and suspended timber. Windows are generally aluminium with a powder coated internal finish to the school building although there are isolated timber and UPVC windows, windows to the classroom block are generally aluminium although there are timber windows to the adjacent interview room. Most windows are double glazed with isolated single glazed windows. External doors are timber.

Internally, ceilings are a combination of lath and plaster, plaster, plasterboard, suspended ceiling tiles and composite panel. Walls are lath and plaster, plaster, plasterboard and timber linings at low level. Floor coverings comprise carpet, sheet vinyl, quarry tiles and concrete slab. Internal doors are timber panelled doors, some with single glazed panels and timber hallow core doors, ironmongery comprises timber knobs and aluminium lever handles.

The heating system consists of different types of electric heaters. The main school building has ceiling mounted radiant panels, steel panel radiators and a small number of electric fan convectors. The classroom block and interview room have electric fan convectors.

Hot water is also heated electrically in both buildings. The classroom block has a combination storage cylinder located in the attic space, which has solar panels linked to it as a heat source. The main school building has an unvented storage cylinder located in the lower level to supply the pupil toilets. All other hot water requirement on the main school building is provide by point of use electric storage heaters.

Cold water is distributed around the buildings via copper pipework. This pipework is not fully insulated going by what can be seen. All the outlets in the buildings are direct mains fed, meaning no cold water storage tanks are required.

Mechanical ventilation is provided in all 3 buildings by means of electric extract fans. These fans generally tend to have local on/off control and are of varying sizes and capacity according to the room volume and type they are installed in. The boys and girls pupil toilets have no extract fans installed and this is recommended at the next opportunity of upgrade.

The Electrical installation comprises incoming supply in the staff room cupboard, together with main busbar and main distribution board and isolators. Further distribution boards and isolators are located in classroom 1/4 cupboard. General wiring is a mix of twin and earth PVC sheathed and mineral insulated copper sleeved. This is estimated at approximately 35 years old. Wiring accessories throughout are white plastic surface mounted and flush fitted.

The lighting system in the main school building consists mainly of fluorescent tube style light fittings, with the exception of the 2 classrooms, which have LED battens installed. Lighting in the classroom and interview room blocks are fluorescent tube type. All lighting is manually controlled only, via local switches.

Emergency lighting is installed throughout consisting of 3W LED self contained bulkhead fittings installed throughout all 3 buildings. A small number of emergency bulkheads are also installed externally at escape doors. Emergency exit sign lights are also installed, generally at escape doors and on escape routes.

External building lights are installed around the perimeter of the building, consisting of floodlight type fittings. These lights appear to have motion and lux sensors as controls.

A modern smoke detection and alarm system is installed, comprising addressable digital control panel, smoke and heat detectors installed throughout and fire alarm call points, generally located at fire escape doors.

The main entrance door of the main building incorporates a Paxton door entry control system, comprising audio and video user unit externally and 2 handsets and monitors, located at reception in the staff room to allow building users to control access.

A small system of CCTV is installed in the building, consisting of 1 external camera at the main entrance. This is linked to digital video recorder and monitor in the reception area.

2.3 Building size – The properties GIFA is:

School building -	289m2
Classroom block -	140m2
Total GIFA -	429m2.

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 (Category “B” Listed)

- Ridge pointing loose and missing.
- Cast iron gutters and downpipes are corroded and leaking.
- Stone walls have isolated cracking and require repointing.
- Window mechanisms are failing, seals are failing, ironmongery is broken.
- External decoration is overdue.
- Skirting boards in pupil toilets are rotten.
- Carpets are worn and soiled.
- Sheet vinyl in pupil toilets has been cut and torn.
- Sink base units are dated and damaged.

3.2 Classroom Block

- Roof sheets part blocked with vegetation, preventing drainage.
- Metal roof trim has cut edge corrosion.
- Plywood fascia boards are exposed and have isolated wet rot.
- Timber lining boards have wet rot, a number of boards have sprung.
- Aluminium windows are a poor fit, flex in the frame and in poor condition.
- External decoration is overdue.
- Timber suspended floor is uneven in isolated areas.
- Sink base units are dated and damaged.

3.3 Mechanical and Electrical Installations

- The solar panels on the roof of the classroom block are badly weathered and damaged and the control system linked to them is disconnected and made redundant.
- Electric fan and conventional convector heaters in the main school and classroom and interview room block are in poor condition and reaching the end of their useful life.
- Internal lighting in all 3 blocks is mainly fluorescent tube type and life expired.
- There is no intruder alarm installed for any of the buildings.
- There is no mechanical extract installed for the pupil toilets.
- A percentage of the general wiring in the main school is estimated at 35 years old approximately and is life expired.

- The main switchboard in the school building contains traditional fuse wire fuses and is life expired.
- The manrose 4 inch wall fans installed in the classroom block rooms (4) are life expired.

3.4 External Areas

- Concrete steps are cracked and crumbling.
- Paving slab steps are cracked and crumbling.
- Concrete paths are cracked and eroded with some previous repairs.
- Chain link fence is damaged, posts are corroded.
- The north boundary wall is leaning towards the neighbouring property and requires monitoring.

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	C	2
Internal Walls & Doors	C	3
Sanitary Services	C	3
Mechanical	C	3
Electrical	C	2
Decoration	C	3
Fixed Int. Facilities	C	3
External Areas	C	2
Outdoor Sports Facilities	B	4

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

4.2 Improvements Recommended

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

- Provide roof space access above the main school and staircase to allow inspection and routine maintenance.
- Provide access to the circular turret below the bell tower to allow inspections and routine maintenance.
- Provide floor access to the void below the staff room.
- Increase the field of CCTV externally to provide comprehensive coverage.
- Install an intruder alarm system.
- Install mechanical extraction in the pupil toilets.
- Upgrade internal lighting to LED fittings and to incorporate absence controls.
- Options appraise potential for renewable energy heat source for heating systems.

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. General site overview

2. School pitched roof structure

3. Class Block pitched roof structure

4. Clay ridge tiles with missing pointing

5.

6.

7.

8. Overview of the school slated roofs

9.

10.

11. Overview of the Class Block roofs

12. Cut edge corrosion of the eaves trim

13. Part blocked eaves trim

14. Timber barge boards and rafter feet

15. Plywood fascia to Class Block

16.

17. School – Mineral fibre insulation in roof space

18. No insulation above Class Block

19. Cast iron ogee gutters to School

20. UPVC gutters to Class Block

21.

22. Cast iron hopper heads to School

23. Cast iron downpipes

24.

25. UPVC downpipes to Class Block

26.

27. Stone chimney to School

28. Missing pointing to stone cope

29. Stone circular bell tower

30.

31. Timber balustrade to bell tower

External Walls

32. Stone walls

33. Cracks in pointing

34.

35. Timber framed walls to Class Block

36.

37. Repointing required to stone walls

38.

39. Roughcast walls

40. Cracks in roughcast

41. Sprung timber boards to Class Block

42.

43. Timber external double doors

44. Double doors internally

45. Timber external single doors

46. Small aluminium windows

47. Powder coated internally

48. Medium aluminium windows

49. Glazing seals failing

50. Large aluminium windows

51. Timber single glazed window

52.

53. PVC window

54.

55. Timber fixed light windows to bell tower

56. Aluminium windows to Class Block

57. Windows internally

58. Timber windows to Class Block

59. Windows internally

60. Double glazing

61.

62. Ironmongery (varies) to aluminium windows

63.

64. Window stays to aluminium windows

65.

66. Broken handles

67.

External Decoration

68. Bell tower

69. Timber roof trims

70. Cast iron rainwater goods

71.

72. Timber linings to Class Block

73. Timber frames to doors and fanlights

74. Metal railings

75. Metal guardrails

76.

77. Metal gates

Steps and Ramps

78. Concrete steps broken and crumbling

79. Concrete steps in satisfactory condition

Floors

80. Suspended timber floors - School

81. Steel joists for Class Block suspended floor

82. Uneven suspended timber floors

83. Typical sheet vinyl in wet areas

84. Sheet vinyl with open joints

85. Sheet vinyl cut and torn

86. Carpets soiled and worn

87.

88.

89. Quarry tile in Boys Toilet

90. Concrete floor in LGF Store

91. Open joint in concrete floor

92. Wet rot in skirting boards

93.

94. Concrete staircase

95. Vinyl treads and risers

96. Plastered stair soffit

97. Steel balustrade

98. Steel handrail with PVC cover

Ceilings

99. Suspended ceiling tiles

100. Lath & plaster ceilings

101. Damage to lath & plaster ceilings

102.

103.

104. Panel board ceilings to Class Block

105. Plasterboard ceilings

Internal Walls

106. Lath & plaster

107. Surface damage to plastered walls

108.

109. Timber lining boards

110. Rendered internal walls

111. Ceramic tiles as splashbacks

112. Panel boarding to Class Block walls

113.

114. Timber panelled doors with glazing

115. Timber panelled doors

116. Timber flush doors

117. Timber double doors to electric cupboard

118. Timber cubicle doors in pupil toilets

119. Timber veneered doors with glazing

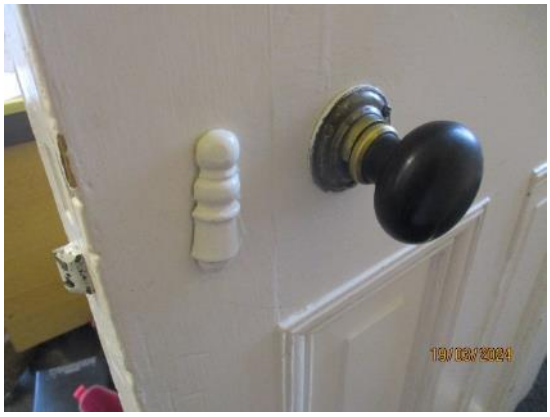
120. Timber veneered doors

121. Veneered solid core door

122. Single glazing to internal doors

123. Aluminium handles

124. Worn aluminium handles



125. Wooden knob handles

Sanitary Ware

126. Stainless steel trough urinal

127. PVC cistern (no lid)

128. Staff WC

129. Pupil WC

130. Wall hung basin

131. Vanity basins

132. PVC waste pipes

133. Accessible toilet

134. Composite vanity units and worktops

135. Modern stainless steel kitchen sink

136. Stainless steel inset sinks

137. Dated stainless steel inset sinks

138. PVC waste pipes

Internal Decoration

139. Peeling paint to lath & plaster ceilings

140. Cracked paint to plastered walls

141.

142. Timber windows

143. Timber window sills

144. Timber internal doors

145. Timber skirtings

Furniture

146. Classroom tables and chairs

147.

148. Replacement sink base units

149. Miss-aligned doors to base units

150. Dated timber base units

151. Staff room furniture

Mechanical and Electrical Photographs

152. Solar panels – new classroom timber block.

153. Electric fan convector - timber classroom block.

154. Electric steel panel radiator main school pupil toilets.

155. Electric convector heater main school staff room.

156. Electric ceiling mounted radiant panel heater.

157. Heating radiant panel class main school.

158. Hot water storage tank – timber classroom block attic space.

159. Hot water storage cylinder. Main school -girls toilets.

160. Electric point of use water heater classroom – timber block.

161. Point of use storage water heater main school access toilet.

162. Pipework – cold water main school typical.

163. Pipework – hot and cold supplies. Main school store room.

164. Extract fan – interview room 1/22 timber block.

165. Extract fan access toilet 1/6a main school.

166. Distribution boards – class 1/4 cupboard.

167. DBs and switchgear and busbar. Staff room 1/3

168. DB class store 1/19 timber block.

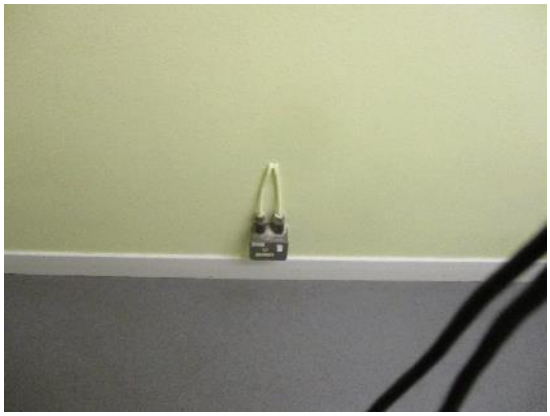
169. Distribution board – class 1/4 cupboard.

170. Electrical incoming power supply cable 1/3 staff room

171. Sub mains cable supply to classroom timber building block from 1/3 staff room cupboard.

172. General wiring class cupboard 1/4.

173. Sockets and switches – staff room 1/3.



174. Socket – main building corridor 0/8.

175. Light switch – main school typical.

176. Lighting – classroom 1/18 timber block.

177. Lighting boys toilets – main school. 0/9

178. Lighting – class 1/14 main school.

179. Lighting – reception lobby main school 1/1

180. Lighting – main school stairs 1/7

181. Lighting – staff room 1-3 main school.

182. Fire alarm control panel – 1/1 reception lobby. Main school.

183. Smoke detector head class 1/18 timber block.

184. Fire alarm call point and wiring – main school.

185. Fire alarm wiring and junction box main school.

186. Emergency exit lighting

187. Emergency lighting – LED main school.

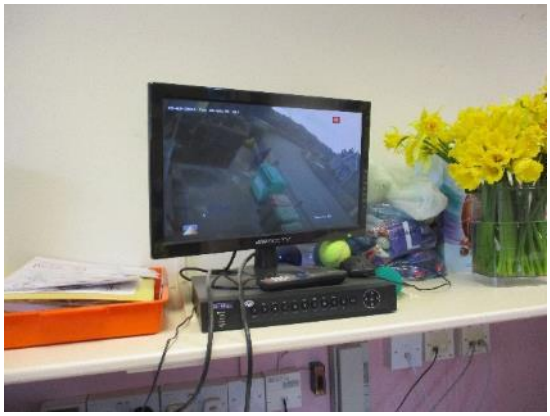
188. Toilet alarm system – access WC 1/6a main school.

189. Period bell – timber classroom block 1/13

190. Paxton door entry user unit - main entrance door main school.

191. Paxton door entry system building user monitor and handset – reception 1/1 main school.

192. CCTV camera main entrance – main school.



193. CCTV monitor and DVR main school reception 1/1.

External Works

194. Playground benches

195. Concrete entrances

196.

197. Cast insitu concrete footpaths

198. Concrete paths breaking up

199. Gravel paths

200. Paving slab paths

201. Paving slab steps

202. Broken paving slab steps

203. Paving slab steps crumbling

204. Concrete ramps

205. Metal railings

206. Chain link fencing

207. Corroded supporting posts

208. Damaged chain link fencing

209. Timber boarded fencing

210. Metal railing gates

211. Metal tube and mesh gates

212. Stone wall to perimeter

213. Missing pointing

214. Wall leaning outwards

215. Concrete block walls

216.

217. Cracked concrete block walls

218. School signage

219. Pupil shelter

220. Polytunnel

221. Timber sheds

222. Overview of playground

223. Grass and trees

224. Cushioned playground