Summary Building Condition Survey Report

of

Mortlach Primary School
York Street, Dufftown AB55 4AU

12th February and 12th March 2024

Z00489 / 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 school property was undertaken on Monday 12th February 2024 and "The Cabin" nursery on Tuesday 12th 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 sunny, freezing and windy.

1.4. The premises comprise a primary school constructed in single and 2 storey blocks with single storey outbuildings and a separate nursery known as "The Cabin". The school was constructed circa 1900 and extended circa 1970, the nursery was constructed circa 1970. The main school building is 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. Accessible flat roofs were examined from a standard 3.80m ladder. Access was provided to all internal areas with the exception of some of the roof spaces and the external stores.

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 pitched and flat roofs and a separate single storey building with pitched roof.

2.2 The subjects are of stone and masonry construction. Roofs are covered with natural slate and metal profile to pitched roofs with stone chimneys and metal skylights, GRP, single ply membrane and lead to flat roofs. Rainwater goods are cast iron ogee and half round, metal ogee with UPVC rainwater goods to some of the flat roofs and the ASN block. External walls are of stone, stone faced blockwork and timber framed with timber linings. Floors comprise concrete slab and suspended timber. Windows are aluminium with timber sills and UPVC, all with double glazed units. External doors are timber.

Internally, ceilings are a combination of plaster, lath & plaster, plasterboard, suspended ceiling tiles, timber linings and concrete. Walls are plaster, lath & plaster, plasterboard, timber linings at low level and ceramic tiles. Floor coverings comprise carpet, carpet tiles, sheet vinyl, timber boards, quarry tiles and concrete slab. Internal doors are timber panelled, solid core and hallow core timber with glazed panels and aluminium and brass ironmongery.

The heating system comprises 2 natural gas fired, cast iron sectional, floor standing boilers as the heat source. Steel pipework conveys pumped hot water around the building to mainly cast iron sectional radiators. Some steel panel radiators are also installed and a single fanned convector in the kitchen. A small number of electric convectors and electric fan convector heaters supplement the heating system. Heating distribution pipework is only partly insulated.

Controls for the main school heating system are conventional electric and electronic variety and are dated.

The independent nursery building is heated by electrical fan convectors. Some of these have programmable and temperature control facility. Others are on/off switch only.

Domestic hot water is generated by electrical immersion heaters in hot water storage cylinders in various locations in the main school building. A number of electrically powered point of use hand wash units are installed in the classrooms.

Hot water is generated by electrical immersion heater and stored and distributed via a copper storage cylinder in the nursery building. Partly insulated copper pipework distributes hot water to outlets.

Cold water in the main school is distributed to outlets through partly insulated copper pipework. A number of storage tanks are located throughout the building in the attic spaces. Cold water in the nursery building is also distributed by partly insulated copper pipework and via a storage cistern in the attic space.

Mechanical ventilation is provided in the nursery building, main school toilets and other rooms by electrical extract fans of varying sizes and capacity. These are both ceiling and wall mounted and are generally operated by local on/off switches.

A large roof mounted extract fan and ducted system is installed as fume and vapour extraction for the main school kitchen. No canopy is installed above the cooking appliances, with only a slimline duct and removable mesh filter.

The lighting system in the main school building consists mainly of LED recessed modular types installed in classrooms, corridors and the kitchen. Some areas still have fluorescent tube style light fittings, such as some classrooms, toilets and stores. Internal lighting in the independent nursery building is a mix of fluorescent T8 tube style fittings and LED batten type in the main classroom.

External lights are installed both around the perimeter of the main school building and on the independent nursery building. These are a mixture of bulkhead and floodlight style types. An internal timeclock is the control for the external lights.

Emergency lighting is installed throughout the main school building, generally consisting of self-contained, non-maintained bulkhead fittings.

The Electrical installation in the main school building comprises incoming supply and distribution boards to cupboard 1/9c. Sub mains cabling distributes power supplies to other distribution boards and consumer units located around the building. General wiring that can be seen is PVC sheathed and is housed in metal and plastic trunking and containment. Some MICC cable is evident that appears to be used for protected lighting circuits. Wiring in the independent nursery building where it can be seen is also pvc sheathed and is mostly concealed in walls or voids under floors and attic spaces. Distribution boards and isolator switches in the nursery are located in a kitchen purpose made cupboard. Wiring accessories in both buildings are mainly white plastic flush and surface mounted. A small number of areas have metal clad wiring accessories.

A modern smoke detection and alarm system is installed in the main school building. This system comprises non-addressable control panel, heat and smoke detectors, call points and field wiring. The independent nursery building has individual domestic type smoke and heat detectors only.

A moder Intruder alarm system is installed in the main school consisting of user control panel, field wiring and motion sense devices positioned generally at potential intruder entry points.

Modern CCTV systems are installed in both buildings. School system consists of 5 external and 1 internal camera, all viewable and recordable on monitor and digital recorder.

Nursery building consisting of 4 external cameras all presumed viewable and recordable via an internet application and mobile/desktop device.

A Hikvision access control system is installed to the door at the internal entrance lobby of the main school.

The independent nursery building main entrance external door includes a local battery powered alarm device to alert building users if the door is opened.

2.3 Building size – The properties GIFA is:

School Building	1551m2
Nursery	84m2
Total GIFA	1635m2

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)

- Slates slipped and missing.
- Chimneys not capped or vented.
- Metal skylights have surface corrosion and slipped glass.
- GRP roofs are blistered and uneven.
- Plywood fascia to entrance has surface rot and delamination.
- The roof space has evidence of water penetration and isolated woodworm.
- External decoration is overdue, peeling and flaking.
- Suspended ceiling tiles are watermarked.
- Lath & plaster ceilings have isolated cracking.
- Plastered walls have isolated cracking.
- Timber panelled doors are cracked and have open joints.
- Suspended timber floors are uneven.
- Carpets are worn and soiled.
- Sanitary ware is dated.

3.2 Private Nursery Building (The Cabin)

- External timber linings have surface erosion and isolated wet rot.
- External decoration is overdue, peeling and flaking.
- Plasterboard walls are cracked at the junction of boards.
- Suspended timber floors have cupped boards.
- Sanitary ware is dated and unhygienic.
- Stainless steel sinks are dated.

3.3 Mechanical and Electrical Installations

- Cast iron section radiators are functional but life expired due to age.
- Heating system distribution pipework is life expired due to age.
- Natural gas boilers are approaching the end of their useful working life.
- Electrical tube heaters in the ladies toilets are unsafe currently and have been instructed to be replaced without delay.
- Electric hot water storage cylinders are life expired due to age in boys toilets and room 1/39. (assumed as no access was possible to this room)

- Cold water pipework in the main school building is life expired due to age.
- Cold water pipework insulation in the main school building is life expired due to age.
- Cold water pipework and insulation in the nursery building are reaching the end of their useful life due to age.
- A small number of local extract fans in the main school and nursery buildings are life expired due to age.
- The extract fan installed in the kitchen in the main school has no canopy over the appliances.
- A small number of electrical distribution boards in the main school are life expired due to age and contain traditional fuses for circuit protection.
- Wiring accessories in the main school are life expired due to age.
- General wiring in the main school building is estimated at over 40 years old and life expired due to age.
- Internal lighting in the main school building in some areas still consists of T8 and T5 fluorescent tube style fittings.
- The period bell system in the main school is life expired due to age.
- The independent nursery building has no intruder alarm system.

3.4 External Areas

- Tarmacadam car park is breaking up and potholed.
- Tarmacadam footpaths are cracked.
- Concrete steps are cracked, crumbling and leaning.
- Stone walls to the perimeter require isolated repointing.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

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

- Provide access to all roof voids for future inspection and maintenance.
- Install an intruder alarm system in the independent nursery building.
- Investigate potential to remove all water storage tanks and make building mains fed outlets.
- Upgrade heating system to incorporate renewable heat source.
- Upgrade internal and external lighting to LED with absence sensor control.
- Upgrade extract fan controls to incorporate motion sense, humidity or CO2 level enabling mechanisms.
- Upgrade all electrical distribution boards to incorporate most modern circuit protection devices.
- Install a Building energy management system.
- Upgrade the fire detection and alarm system to L2 standard.

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. Overview of school roofs

2. School – timber pitched roofs

3. Evidence of isolated water penetration

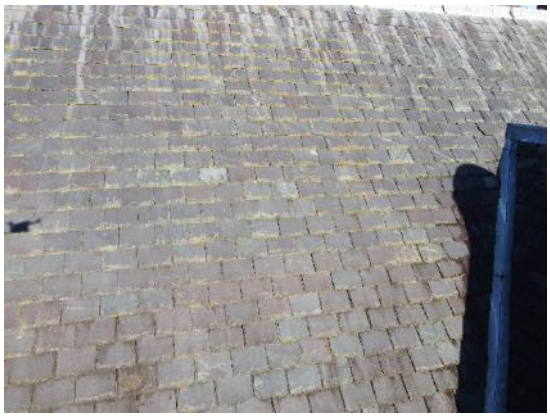
4. Isolated woodworm in timber roof structure

5. Condensation mould growth above suspended ceiling

6. The Cabin – timber pitched roof

7. Bolted timber frame

8. Natural slate roofs



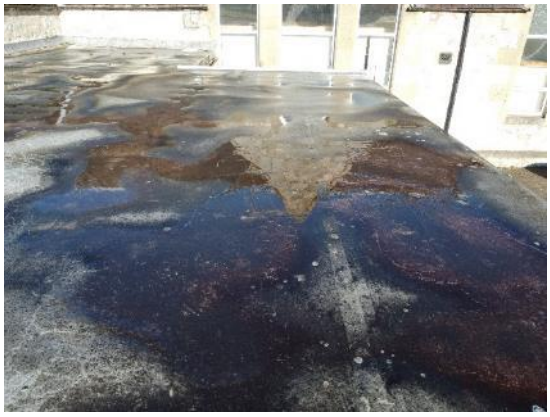
9.

10. Isolated slipped and missing slates

11.

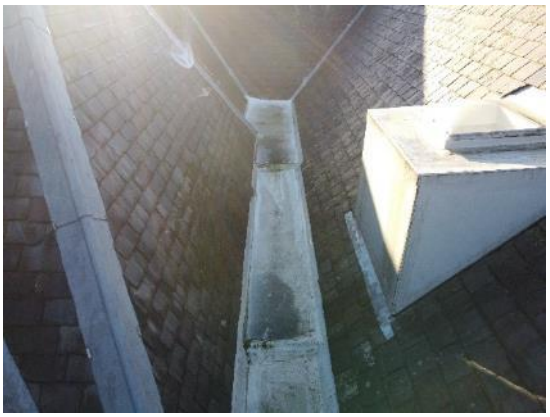
12. Metal profile roof above entrance

13. Blistered GRP roofs above toilets



14. Water/ice within blistered surface

15. Single ply membrane to small flat roofs



16. Single ply membrane to valley gutters

17.

18.

19. Lead roofs

20. Polycarbonate canopy at the Nursery

21.

22. The Cabin – Metal profile roof

23. Metal framed skylights with slipped glass

24. Skylights internally

25. GRP domed rooflights

26.

27. Rooflights internally

28. Delaminating plywood fascia

29. Lack of insulation above Lath & Plaster ceilings

30.

31. The Cabin – roof space insulation

32. Cast iron ogee gutters

33. Half round cast iron gutters

34. UPVC gutters

35. Metal box gutters

36. The Cabin – UPVC gutters and downpipes

37. Cast iron hopper heads and downpipes

38. Metal downpipes

39. Cast iron soil vent pipes

40. UPVC soil vent pipes

41.Stone chimneys

42.

43. Stone boiler flue

44. Chimney pots not capped and vented

45. Redundant school bell

46.

External Walls

47. Stone built walls to school building

48. The Cabin – ground level

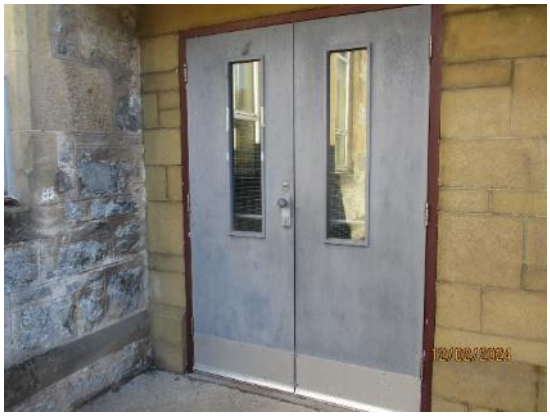
49. Pointed stonework, laid to courses

50. Stone faced blockwork to toilets

51. Timber linings to The Cabin

52. Timber rot and peeling paint

53. Solid core timber doors



54. Timber double doors

55. Powder coated patio doors to Nursery

56. Timber solid core doors – The Cabin

57. Small aluminium windows

58. Medium aluminium windows

59. Large aluminium windows

60. PVC window to main entrance

61. Small PVC windows

62. Medium PVC windows

63. PVC windows internally

64. Typical double glazing

65. Isolated blown double glazing

66. Window ironmongery – lever handles

External Decoration

67. Paint peeling from timber fascia boards

68. Cast iron rainwater goods

69. Timber lining boards

70. Timber window sills

71. Timber external doors

72. Railings, fences and gates

Steps and Ramps

73. Concrete ramps

74. Cracking to concrete ramps

75. Metal handrails

76. Galvanised guard rails

Floors

77. Concrete slab floors

78.

79. Uneven timber suspended floor - Hall

80. Carpets soiled and worn

81.

82.

83. Typical sheet vinyl

84. Previous repairs

85. Isolated areas of linolium

86. Sheet vinyl to wet areas

87. Timber boarded floors

88. Varnished timber boards

89. Quarry tile in the Boys Toilet

90. Painted concrete floors

91. Sheet vinyl – The Cabin

92. Timber staircases

93. Concrete stair to basement

94. Very steep staircase

95. Carpet to timber treads

96. Lath & plaster soffit to stair

97. Timber handrails

98. Timber decorative balustrades

Ceilings

99. Typical suspended ceiling

100.

101. Watermarked ceiling tiles

102. Damaged ceiling tiles

103. Typical plasterboard ceilings

104.

105. Timber linings

106. Lath & plaster ceilings

107.

108. Cracked lath & plaster ceilings

109.

110.

111.

112. Concrete ceilings

113. The Cabin – visible taped joints to plasterboard ceilings

Internal Walls

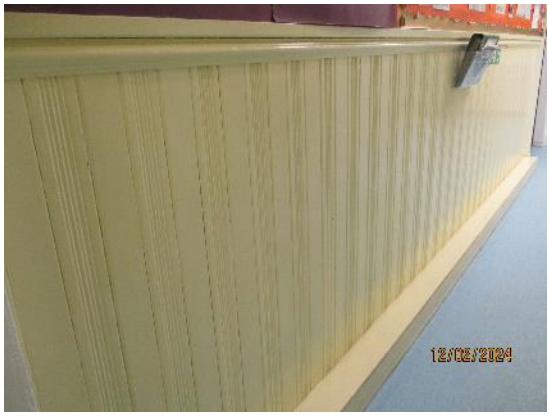
114. Plasterboard walls

115. Lath & plaster walls

116.

117. Cracked lath & plaster

118.



119. Timber linings at low level

120.

121. Ceramic tiled splashbacks

122. The Cabin – Plasterboard walls

123. Cracks at plasterboard junctions

124.

125. Timber window sills

126. Timber panelled doors

127.

128. Open joints in panels

129.

130. Solid core single doors

131. Timber hallow core doors

132. Timber veneered doors

133.

134. Timber toilet cubicle doors

135. Timber solid core double doors

136. Timber veneered double doors

137. The Cabin – Timber solid core doors

138. Georgian wired glass

139. Timber framed borrowed lights

140. Brass door knob ironmongery

141. Aluminium lever handles

142. Failing lever handles

Sanitary Ware

143. Wall hung urinals

144.

145. Nursery WC's

146. School WC's

147. The Cabin - Toilets

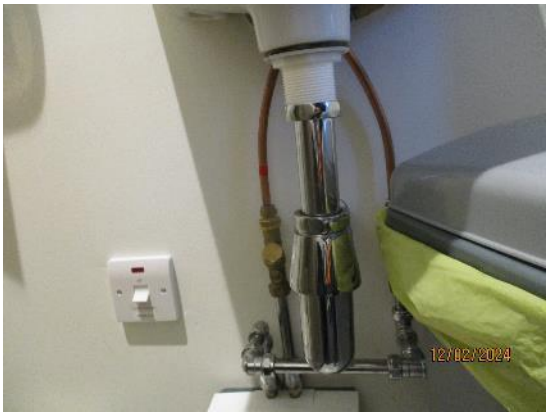
148. Lever handles

149. Pupil vanity basins

150. Staff wall hung basins

151.

152. Nursery – Composite trough basin



153. Chrome wast assembly

154. PVC waste pipes

155. Accessible toilets

156. Cubicle partitions - Nursery

157. Cubicle partitions – The Cabin

158. Basin vanity units

159. Commercial kitchen

160. Stainless steel classroom sinks

161. SS inset sinks - Nursery

162. SS kitchen sink – The Cabin

163. SS inset sinks – The Cabin

164. Butler sinks - School

165.

166. PVC waste pipes

Internal Decoration

167. Cracked and marked ceilings

168. Flaking, peeling paint

169. Cracked paint to plastered walls

170. Peeling paint

171. Worn paint on concrete floors

172. Blistered varnish to timber floors

173. Chipped, peeling paint to timber doors

Furniture

174. Classroom tables and chairs

175.

176. Sink base units

177. Worktops and base units

178. Staff room furniture

179.

Mechanical and Electrical Photographs

180. Gas boiler no1 of 2.

181. Heating control panel – boiler room.

182. Heating feed and expansion tank – attic space.

183. Heating – radiator / corridor.

184. Electric fan convector – upstairs class.

185. Electric wall mounted fan heater – nursery cabin typical.

186. Pipework – heating system main school typical.

187. Pipework – heating system in boiler room.

188. Gas solenoid control valve – boiler room.

189. Gas supply pipework – boiler room.

190. Hot water storage cylinder – boys toilets.

191. Hot water storage cylinder – girls toilets.

192. Hot water storage tank – nursery cabin.

193. Point of use water heater – nursery room main school.

194. Point of use hand wash unit – classroom typical.

195. Hot water pipework – ladies toilets.

196. Cold water storage tank – boys toilets.

197. Cold water storage tank above kitchen.

198. Cold water storage tank – nursery cabin attic.

199. Pipework – cold water boys toilets.

200. Extract fan – kitchen staff toilets

201. Extract fan – nursery room in main school.

202. Extract fan – nursery cabin toilets.

203. Extract fan ducting and filter main kitchen.

204. Kitchen extract fan termination and fan.

205. Extract fan staff toilets main school.

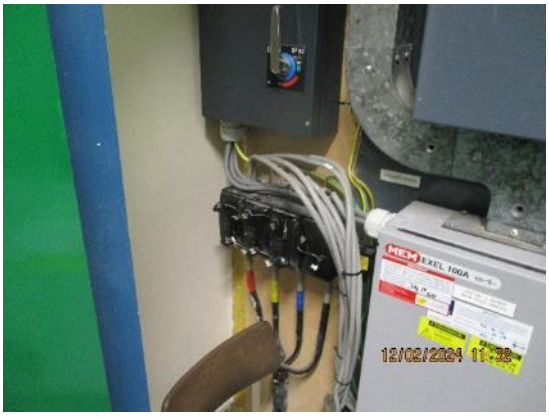
206. Distribution board – main school.

207. Distribution board main school

208. Distribution board – main school kitchen.

209. Distribution board – nursery cabin kitchen.

210. Switchgear – main school



211. Switchgear – incoming phase fuses.

212. Sockets – classroom typical main school.

213. Switches – lighting main school typical.

214. Sockets and switches nursery cabin typical.

215. General wiring staff room main school.

216. General wiring attic space above janitors room.

217. Sub mains cabling – nursery cabin attic.

218. Lighting nursery cabin entrance lobby.

219. Lighting nursery cabin main class.

220. Lighting main school class typical.

221. Lighting – main school other classroom.

222. Lighting main school corridor typical.

223. Lighting reception office main school.

224. Emergency lighting main school typical.

225. External lighting main school typical.

226. Fire alarm control panel main school.

227. Fire alarm smoke detection head and wiring main school

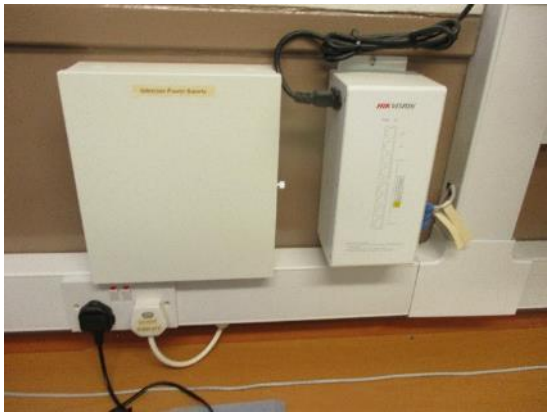
228. Smoke detector – nursery cabin typical.

229. Fire alarm call point main school typical.

230. Intruder alarm control panel main school

231. Intruder alarm sensor main school

232. Door access control device – main school entrance



233. Door access system control panel main school.

234. Entrance door alarm device nursery cabin entrance.

235. Door access – doorbell chime nursery cabin.

236. CCTV cameras – nursery cabin.

237. External lighting nursery cabin.

238. CCTV camera main school typical.

239. CCTV monitor and DVR main school.

External Works

240. Tarmacadam car park

241. Surface breaking up and pot holed

242. Tarmacadam playground

243. Playground benches

244. Rear tarmacadam playground

245. Tarmacadam footpaths

246. Tarmacadam cracked

247. Gravel footpath

248. Concrete steps - front

249. Steps breaking up and crumbling

250. Concrete steps to the rear

251. Concrete steps sloping

252. Concrete steps cracked and spalling

253. Galvanised bar fencing

254. Metal railings to the road

255. Timber boarding fencing

256. Timber fencing leaning

257. Timber gencing to garden

258. Metal box section and mesh fencing

259. Stretched mesh

260. Concrete post and chain link

261. Security mesh fencing

262. Metal railing double gate

263. Tubular metal double gate

264. Metal bar double gate

265. Galvanised bar gate

266. Metal box section gate

267. Security mesh gate

268. Timber boarded gates

269. Galvanised bar and mesh large gate

270. Natural stone perimeter walls

271.

272. Isolated repointing required

273. Masonry and roughcast wall

274. School signage

275. Surface water drainage

276.

277. Bike shelter and cycle hoops

278. External stores

279.

280.

281. Timber sheds

282.

283. Grass playground