Summary Building Condition Survey Report

of

Tomintoul Primary School
Cults Drive, Tomintoul AB37 9HA

23rd September 2024

Z01034 / ADC & NS

CONTENTS

1. Introduction

1.1. This report has been prepared by Andrew Clark MRICS, MCIOB and Neal Stewart Building Services Engineer, of Moray Council. The report is confidential to Moray Council and is not intended for public release without Moray Council's express approval. The report summarises the condition of the property condition at the time of the survey, periodic reviews of material condition will be required. An inspection of the property was undertaken on Monday 23rd September 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 calm, cool and misty.

1.4. The premises comprise a primary school, constructed in a single storey. The school was constructed circa 1980.

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 aspects of the roof space, below valley gutters.

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 multiple pitched roofs.

2.2 The subjects are of blockwork construction. Roofs are covered with natural slate to pitched roofs and concrete ridge tiles. Joinery items comprise timber fascia and bargeboards with plywood soffits. Rainwater goods are half round UPVC with square UPVC downpipes. Timber snow boards are located above all gutters. External walls are of roughcast masonry, facing blockwork and feature stonework construction. Floors comprise concrete slab throughout. Windows are timber, fully reversible with double glazed units. External doors are UPVC and timber.

Internally, all ceilings are plasterboard some painted but most have a painted textured finish, walls are mainly painted plasterboard with areas of timber panelling at low level, Wetwall and ceramic tiles. Floor coverings comprise carpet, vinyl tiles, sheet vinyl, quarry tiles and painted concrete slab. Internal doors are generally solid core timber and veneered doors with glazed panels and aluminium ironmongery.

The heating system comprises 1 floor standing, oil fired, cast iron boiler as its heat source. The flue is open type stainless steel pipe to outside. Steel pipework, uninsulated in areas and mainly steel panel radiators throughout. Small number of electrical convector heaters in various rooms. The controls system is a Trend BEMS.

The domestic hot water is also generated by the oil boiler. A Copper calorifier located in cleaners' cupboard stores and circulates hot water by pumped, mostly insulated, copper pipework circuit.

Cold water is supplied to outlets in the building via partly insulated copper pipework, direct from mains and via cold water storage cistern located in attic space.

The boiler oil fuel supply is via a plastic, externally located storage tank and copper pipework. A fire wire system for cut off with drop valve is installed in the boiler house.

Mechanical ventilation is provided in a number of various rooms and is by means of varying sizes and capacities of electrical extract fan. Some are controlled by enabling lights, while others have independent manual switched control.

2 x External, continuous operation Radon fans are in operation located on the building external wall. Ductwork runs from underfloor to high level externally.

The electrical installation consists of main incoming cable to busbar and switchgear in electric cupboard 1B/9. Some switchgear and a number of distribution boards are original and are fuse wire type. 2 distribution boards have been replaced and upgraded in recent years. General wiring appears to be mainly original and is a mix of types. Wiring accessories also appear to be original with some local upgrades being carried out.

The general lighting system comprises mainly T5 fluorescent tube surface linear batten type fittings. These vary in size according to requirements. A number of T8 style fittings, pendants and other types of light fittings are used in other rooms. Lighting control is from manual on/off switch generally.

Emergency lighting is installed throughout the building, consisting of variants of the general light fittings with self-contained battery packs and dedicated bulkhead and emergency exit sign lights. A central battery remains in operation to supply fittings.

A modern smoke detection and alarm system is installed throughout. Comprising addressable control panel, field wiring and field devices.

A modern CCTV system is installed, comprising camera and DVR.

2.3 Building size – The properties GIFA is 970m2.

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

- Isolated slipped and broken slates.
- Concrete ridge tiles are eroded and covered with moss.
- Mortar pointing missing from ridge tiles in isolated areas.
- Concrete ridge vents are broken and eroded.
- Evidence of rainwater penetration below the ridge tiles.
- Lead valley gutters have several previous repairs.
- Timber snow boards are rotten.
- Underslating felt drip is missing from gutters leading to rainwater running behind the gutters.
- Reported rainwater penetration at wall and window heads.
- Timber soffits and barge ends are rotten due to rainwater ingress.
- Concrete steps and platts are cracked and breaking up.
- External decoration is peeling and missing.
- Plasterboard ceilings damaged by water ingress.
- Previous patch repairs to plasterboard ceilings.
- Some base units have exceeded their useful life.

3.2 Mechanical and Electrical Installations

- Heating system distribution pipework is original and approaching the end of its useful working life.
- Heating system pipework is poorly insulated.
- Hot water pipework is poorly insulated.
- Cold water pipework is poorly insulated.
- Oil distribution pipework is life expired and in poor condition.
- Some extract fans are in poor condition and possibly not required due to change of use of rooms.
- Electrical switchgear is life expired due to age.
- General wiring is life expired due to age.
- Wiring accessories are life expired due to age.
- General lighting is life expired due to age.

- The kitchen staff report that kitchen is operating at excessive air temperatures despite running extractor fans and opening windows.
- The period bell system is approaching the end of its useful life.
- Building external lights are approaching the end of their useful working life.

3.3 External Areas

- The concrete apron to the perimeter of the building is cracked, eroded and uneven.
- Concrete steps to playground are cracked and breaking up.
- Timber boarded fencing is reaching the end of its useful life.

4 Conclusion

4.1 A brief summary of the elements condition.

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

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

4.2 Improvements Recommended

- Remove the majority of snowboards to prevent snow seepage to wallhead.
- Investigate the condition of the under-slate felt above wallheads.
- Provide under-slate felt drip into all gutters.
- Provide access and walkways to inaccessible areas of the roof space.
- Secure door entry (fob or keypad) for the door from the Library, to maintain school security from a public area.
- Install an intruder alarm system.
- Increase the field of CCTV system.
- Options appraise plumbing systems to consider entirely mains fed building with no cold water storage.
- Upgrade the oil supply pipework and shut off control system.
- Upgrade lighting to LED type with energy saving controls.
- Upgrade wiring and switchgear to modern types.
- Upgrade external lighting to LED with energy saving controls.

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

Site Overview

Roofs

1. Timber roof trusses

2.Ducting to ridge vents

3. Timber trusses and plasterboard firewalls

4. Timber sarking boards and roofing felt above

5. Overview of slated roofs

6. Natural slate

7.

8. Broken slates

9.

10. Slates displaced by snow board brackets

11. Slates displaced by snow board brackets

12. Concrete ridge tiles with moss covering

13. Concrete ridge tiles

14. Evidence of rainwater penetration

15.

16. Broken ridge vents

17. Previous repairs to lead valley gutters

18. Mortar debris in valley gutters

19.

20. Rotten timber soffits

21.

22.

23.

24. Rotten timber snow boards

25.

26. Partially collapsed snow boards

27. Mineral fibre insulation laid on ceilings

28. UPVC half round gutters

29.

30.

31. UPVC downpipes

32. Downpipes discharge into surface gullies

External Walls

33. Concrete facing block to underbuilding

34.

35. Feature stone wall

36. Ground levels

37. Roughcast external finish

38.

39. Isolated cracking

40. Pointing to stone wall

41. UPVC external entrance doors

42. UPVC pupil entrance door

43. Timber double doors

44. Single timber entrance door

45. Timber louvred door

46. Timber door to courtyard

47. Georgian wired glazing to timber doors

48. Double glazing to UPVC doors

49. Typical timber window

50. Internal view

51. Large timber windows

52. Internal view

53. Double glazing to windows

54. Lever handles

External Decoration

55. Timber fascias and bargeboards

56. Timber soffit boards

57. Timber snow boards

58. Timber windows and sills

59. Timber doors

60. Timber fencing and gates

Steps and Ramps

61. Paving slab ramp

62. Concrete ramps

63.

64. Cracked and spalling concrete ramps

65.

66. Concrete steps

67. Spalling platt edging

68. Spalling concrete steps

69. Cracked concrete steps

70.

71.

72. Cracked and eroded concrete steps

73.

74.

75. Galvanised tubular guardrails

76.

77. Steel tubular handrails

78. Corrosion of steel posts

Floors

79. Typical carpet

80.

81. Soiled and worn entrance matting

82. Typical sheet vinyl flooring

83.

84. Isolated missing jointing

85. Vinyl tiles

86. Damaged vinyl tiles

87.

88. Quarry tiled floors

89. Isolated cracking

90. Painted concrete floor (Boiler Room)

91. Ramsey ladders

92.

Ceilings

93. Typical plasterboard ceiling with textured finish

94. Painted plasterboard ceiling

95. Damage from water ingress

96.

97.

98.

Internal Walls

99. Blockwork walls

100. Plasterboard walls

101. Isolated cracking

102.

103. Isolated damage to plasterboard walls

104. Timber linings at low level

105.

106. Wetwall to Kitchen walls

107.

108. Isolated open joints in Wetwall

109. Ceramic tiled walls

110.

111. Ceramic tiled splashbacks

112. Isolated missing grout

113. Typical solid core timber door

114. Timber double doors

115.

116.

117. Timber veneered doors

118. Timber double sliding doors

119. Timber glazed screens

120.

121.

122.

123. Georgian wired glazing

124. Aluminium lever handles

Sanitary Ware

125. Vitreous china urinals

126.

127. Typical W.C.

128. Infants W.C.

129. Replacement W.C. (Female Staff)

130. Typical wall hung wash hand basins

131.

132. PVC waste pipes

133. Accessible toilet

134. Composite panel cubicles

135.

136.

137. Commercial kitchen

138. Kitchen appliances

139. Stainless steel kitchen sinks

140. Dated stainless steel kitchen sinks

141. Inset stainless steel sinks

142. China inset classroom sink

143. Large china inset sink (Art Room)

144.

145. Cleaners Butler sink

146. PVC waste pipes

Internal Decoration

147. Painted ceilings

148. Timber linings to walls

149. Plasterboard walls

150. Painted concrete floors

151. Stained timber window surrounds

152. Timber doors

153.

154. Timber skirting boards

Furniture

155. Tables and chairs

156.

157. Modern kitchen base units

158.

159. Base and wall units

160. Dated base units

161.

162.

163. Staff room furniture

164.

Electrical and Mechanical

165. Oil boiler – plant room.

166. Heating pipework and pumps. Plant room

167. BEMS Control panel – plant room.

168. Oil drop valve shut off – plant room.

169. Heating pipework – attic space.

170. Electric convector – access WC.

171. Steel panel radiator and pipework typical.

172. Convector – heating system. Kitchen.

173. Calorifier – hot water system. Cleaners cupboard.

174. Hot water primaries – pipework.

175. Hot and cold water pipework – attic space.

176. Cold water pipework 1B-18a access WC

177. Cold water storage cistern – attic space.

178. Cold water storage cistern internal view.

179. Extract fan – dining hall.

180. Extract fan – typical.

181. Extract fan typical.

182. Extract hood - kitchen.

183. Switchgear – main busbar and switch fuses.

184. Distribution board – kitchen / dining hall.

185. Distribution board 1 – electrical cupboard.

186. Sub mains cabling – electric cupboard.

187. Sockets – typical.

188. General wiring from DB1 – electric cupboard.

189. Lighting – corridor typical.

190. Lighting – classroom typical.

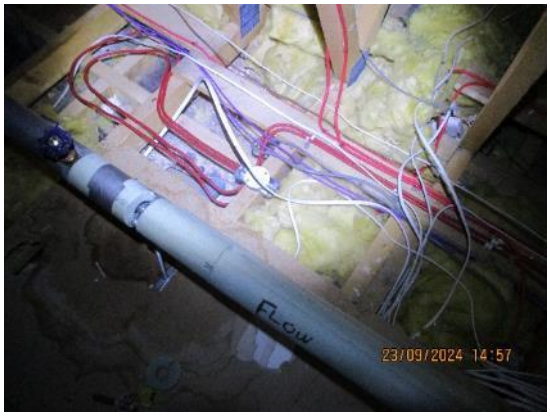
191. Lighting – office typical.

192. Light switch typical.

193. Fire alarm system control panel.

194. Smoke detection head typical.

195. Fire alarm system call point.



196. Fire alarm system wiring – attic space.

197. Emergency lighting – central battery unit.

198. Emergency exit sign light.

199. Emergency LED light fitting.

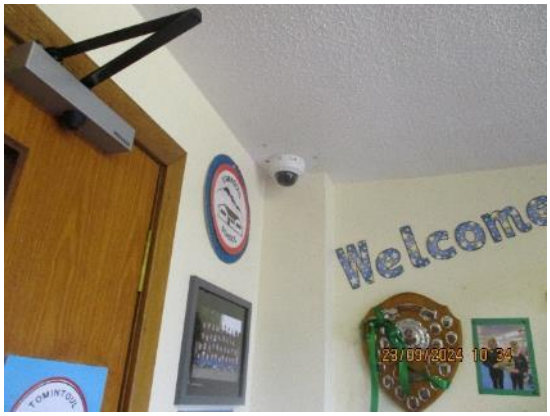
200. Building external lighting typical.

201. Access WC alarm pull chord system.

202. Access WC alarm system panel.

203. Radon gas – fan unit (1 of 2.)

204. Radon gas – fan system. External.



205. CCTV camera – main entrance.

206. CCTV monitor and DVR – office.

External Works

207. Tarmacadam playground

208. Play equipment

209.

210. Benches

211. Concrete apron

212. Spalling concrete surface

213. Cracked concrete apron

214.

215.

216.

217. Surface water gully with raised edges

218.

219. Concrete footpath to rear

220. Cobbled courtyard to front

221. Gravel path to play area

222. Concrete ramps to both sides

223. Concrete steps to playground

224. Concrete surface cracked and spalling

225. Galvanised tube and mesh fencing

226. Timber post and wire fence

227. Timber post and chicken wire fence

228.

229. Timber post and chainlink fence

230. Timber boarded fencing

231. Galvanised tube and mesh gates

232. Timber and chainlink double gate

233. Timber boarded gates

234.

235. Previous repairs

236. Rot in posts

237.

238. Stone wall to front and one side

239. Blockwork retaining walls with buttressed supports

240.

241.

242.

243. Isolated cracking of retaining walls

244.

245.

246. School signage

247. Surface water drainage gullies

248. Oil tank enclosure

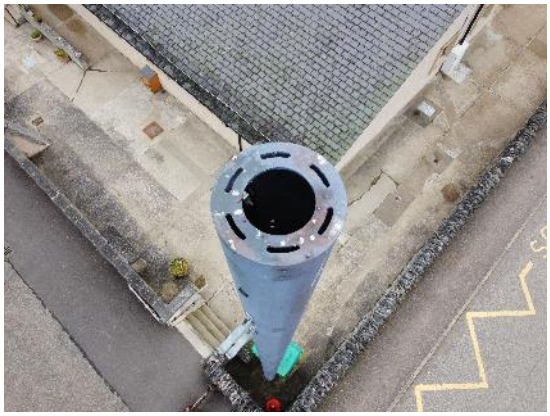
249. Coping stones crumbling

250. Timber pupil shelter

251. Older timber sheds

252. Newer timber shed

253. Steel utility pole (not in use)



254. Open top of utility pole

255. Play area landscaping – grass and trees

256. Grass playing field (community use)