



# **Summary Building Condition Survey Report**

**of**

**Rothiemay Primary School  
Main Street, Rothiemay AB54 7LT**

**25<sup>th</sup> September 2023**



Z00472 / 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 25<sup>th</sup> September 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 mild and windy with occasional showers.
- 1.4. The premises comprise a primary school constructed in single and 2 storey blocks with single storey outbuildings. The school was constructed circa 1850 and extended to the south in 1945.
- 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 and with the use of a drone. Access was provided to all internal areas with the exception of the majority of roof spaces, access was only available to the two storey roof space.
- 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 single and two storey buildings with pitched and flat roofs.
- 2.2 The subjects are of masonry construction. Roofs are covered with natural slate to pitched roofs and mineral felt and GRP to flat roofs. There are four stone built chimneys and a stone built bell tower. Pitched roofs have Velux and skylight windows. Rainwater goods are half round cast iron and half round UPVC. External walls are of natural stone and blockwork construction and roughcast surface finish. Floors comprise concrete slab in isolated areas and suspended timber to the ground and upper floors. Windows are UPVC with double glazed units. External doors are timber.

Internally, ceilings are a combination of plaster, plasterboard, board material and suspended ceiling tiles, walls are lath & plaster, plasterboard, timber linings at low level, wetwall and ceramic tiles. Floor coverings comprise carpet, sheet vinyl, linoleum, timber boards and concrete slab. Internal doors are timber panelled, hollow core timber and timber veneered, some with glazed panels, aluminium levers and brass knob ironmongery.

The heating system comprises a floor standing, cast iron sectional, oil fired boiler, steel distribution pipework and cast iron sectional radiators throughout the building. A small number of electric convector heaters are installed in some rooms to supplement the overall heating system. Controls for the heating system are basic and dated.

A polypropylene oil storage tank is located on the south side of the playground with a metal fenced secure enclosure. Copper sheathed pipework supplies oil to the boiler via an underground installation to the boiler house.

Domestic hot water is provided by electrical heating to the outlets in the school. An unvented domestic sized cylinder provides hot water for the kitchen by means of immersion heater, whereas the other hot water outlets around the building are supplied by point of use under and over sink electrical storage water heaters.

Cold water is supplied to all outlets in the building through copper distribution pipework directly from the mains, with no cold water storage tanks installed. Cold water pipework is only insulated in parts.

Mechanical ventilation is provided in toilets, the kitchen and games hall by electrical extract fans of varying capacity. Fans are either window or wall mounted and are generally controlled in toilets via the light switch. Extract fans in the hall and kitchen have local independent controllers and are reversible from extract to supply and incorporate speed control.

The electrical installation comprises incoming power supply, sub mains cabling, distribution boards, consumer units, general wiring and accessories. General wiring appears to be a mix of mineral insulated and PVC types. Wiring is mostly concealed in walls or other inaccessible building fabric.

The internal general lighting system consists primarily of various types of fluorescent tube type fittings controlled by local switches. The playgroup room 1/18 has had upgraded LED tube type light fittings in recent years.

External building lighting is a mix of fluorescent bulkheads and LED bulkheads incorporating self - contained emergency light back up provision.

Internal emergency lighting has been upgraded in recent years with comprehensive coverage throughout the building, consisting of LED bulkheads and emergency exit sign lights.

A modern smoke detection and alarm system has also been installed in recent years, consisting of control panel, smoke detectors, heat detectors and combined smoke detector and sounder units throughout the building. Call points are installed generally at escape exits.

No intruder alarm is installed in the property and external doors are manual locking only.

A CCTV system is installed consisting of 2 external fixed cameras. However, no monitor or recording unit was located at the time of the survey, with site staff stating that it may have been removed in previous years during IT works.

2.3 Building size – The properties GIFA is 573m<sup>2</sup>.

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                      | <b>Must Do (immediate)</b> to address essential H&S/comply with law/avoid service disruption. |
| 2                      | <b>Should Do (within years 1 and 2)</b> to achieve/maintain basic standards.                  |
| 3                      | <b>Would Do (within years 3 to 5)</b> desirable works if affordable.                          |
| 4                      | <b>Programmed (within years 6 to 25)</b> consider within Planned Maintenance.                 |

### **3. Summary of Principal Considerations**

#### **3.1 Primary School Building**

- Isolated slipped and broken slates.
- Felt roofs have poor falls and drainage, water ponding, covered with vegetation.
- GRP roof is blistered and covered with vegetation.
- Bell tower masonry is cracked and spalling.
- Chimneys have three open pots, cap and ventilate.
- Cast iron gutters are corroded, leaking and miss-aligned.
- Cast iron downpipes are cracked and corroded.
- External stone walls require isolated repointing.
- Concrete lintels and window surrounds are cracked and spalling.
- External timber doors have failed seals with daylight gaps.
- External decoration is overdue.
- Plasterboard and suspended tile ceilings are watermarked.
- Lath and plaster ceilings have hairline cracks.
- Lath and plaster walls have hairline cracks.
- Carpet in the Library is worn and lumpy, foam backing clumped.
- Sink base units are dated and worn.
- Internal decoration is overdue.

#### **3.2 Mechanical and Electrical Installations**

- The heating system is life expired and should be considered for replacement, including the boiler which is reaching the end of its useful life.
- No intruder alarm system is installed.
- The CCTV system is defective, with components missing.
- Internal general wiring is life expired due to age and should be considered for replacement.
- Internal electrical distribution boards are reaching the end of their useful life.
- Cold water, hot water and heating pipework insulation is in poor condition with sections of pipework uninsulated.
- Internal fluorescent tube general lighting is life expired and should be considered for replacement.
- No electronic security systems are installed on external entrance doors.

- Extract fans in toilets are currently only enabled through the light switches and may not always be operational in day time given lights are not always switched on.

### 3.3 External Areas

- Surface water drainage is part blocked.
- Timber fencing and gates are reaching the end of their useful life.
- Perimeter stone walls require isolated repointing.
- The stone wall to the sports field has a slight lean and cracked corner joint.

## 4 Conclusion

### 4.1 A brief summary of the elements condition.

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

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

### 4.2 Improvements Recommended

- Provide access to all roof voids.
- Install an intruder alarm system.
- Alter control strategy for extract fans in toilets with motion sensors installed to enable and disable fans.
- Upgrade the heating system and controls.
- Replace general wiring.
- Upgrade internal lighting to incorporate energy saving controls.
- Install electronic door access security systems to external doors.
- Repair or replace the CCTV system.

## **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 trussed roof above two storey part



2.



3. Overview of all roofs



4. Isolated slipped slates



5.



6.



7. Felt roof above Boy's toilets



8. Sunken area ponding



9. Felt roof above corridor



10. Extensive moss growth trapping water



11. Inadequate falls causing ponding



12. Felt roof to Boiler Room has extensive moss growth



13. Felt lifting at edges



14. GRP roof above Kitchen and entrance



15. GRP roof blistering and crazing



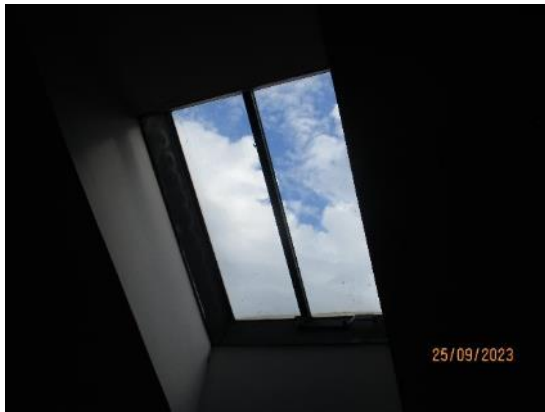
16. Velux window



17. Internal view



18. Metal skylight



19. Internal view



20. Sunpipes to Games Hall



21. Cleaning of sunpipes required



22. Cast iron gutters ponding



23. Corroded cast iron gutters



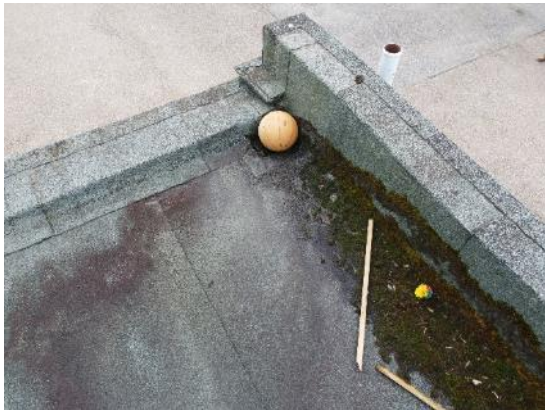
24. Ponding



25. Miss-aligned gutters and vegetation



26. Rainwater outlet from felt flat roof



27. Blocked rainwater outlet



28. UPVC gutter and downpipe



29. Corroded, leaking cast iron gutters



30.



31. Patch repair to cast iron downpipe



32. Stone chimney stack



33. Capped and ventilated chimney stack



34. Eroded stone chimney stack



35. Stone boiler flue



36. Open, uncapped chimney pots



37.



38. Stone bell tower



39. Rear of bell tower



40. Cracked/spalling stonework

### External Walls



41. Underfloor ventilation



42. Broken vent covers



43. Stone walls



44.



45. Isolated repointing required



46.



47.



48. Repointing of skew stones



49. Roughcast walls



50.



51. Roughcast walls to Boiler Room



52. Exposed reinforcement to window surrounds



53. Cracked and spalling concrete lintels



54. Timber external doors



55. Daylight visible around external doors



56. Standard UPVC window



57. Internal view



58. High level UPVC windows



59. Large UPVC windows



60. Double glazing



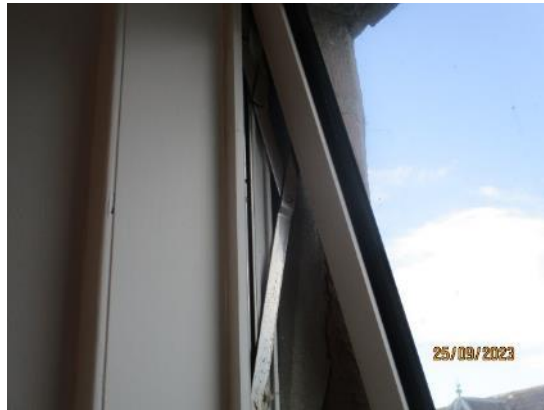
61. Lever handles



62. Missing keepers



63. High level winding mechanism



64. Hinge mechanism

### **External Decoration**



65. Timber fascia boards



66.



67. Timber doors



68.



69. Door frames



70. Metal railings



71. Timber fences and gates



72. Metal goal posts

## Steps & Ramps



73. Concrete steps to Boiler Room



74. Chipped nosings



75. Concrete steps to Play Group entrance



76. Paving slab ramps



77. Galvanised tubular guard rails



78.

## Floors



79. Classroom carpet



80. Nurture room carpet



81. Reception carpet



82. Library uneven carpet



83. Sheet vinyl



84.



85. Sheet vinyl to corridors



86. Damaged sheet vinyl in Girls toilet



87.



88. Linoleum in store 1/9



89. Timber boards in Games Hall



90. Timber boards in Resources room



91. Concrete floor in Boiler Room



92. Timber stair to first floor



93. Carpet treads and risers



94. Lath & plaster soffit



95. Timber handrail

## Ceilings



96. Suspended ceiling tiles



97. Disturbed tiles



98. Water marked suspended ceiling tiles



99. Plasterboard ceilings



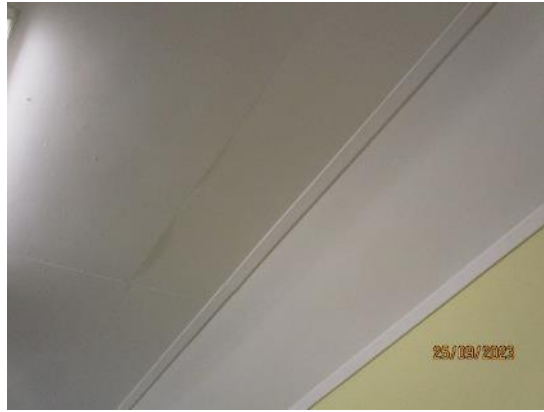
100. Watermarked plasterboard ceilings



101. Water damaged plasterboard ceilings



102. Board material to Games Hall ceiling



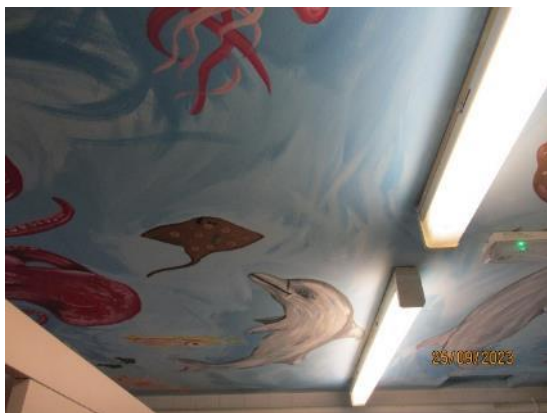
103.



104. Lath & plaster ceilings



105. Hairline cracking to lath & plaster ceilings



106. Painted lath & plaster ceiling



107. Hairline cracking at loft hatch

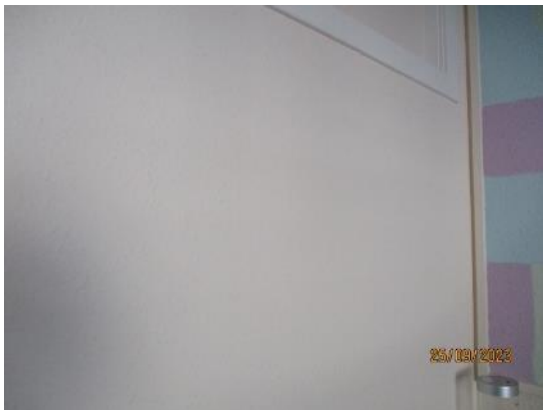


108. Plastered ceilings below flat roofs



109. Concrete ceiling to Boiler Room

### Internal Walls



110. Plasterboard



111. Lath & plaster



112. Hairline cracking to lath & plaster walls



113. Timber linings at low level



114.



115. Timber linings in Games Hall



116. Wetwall in Shower Room



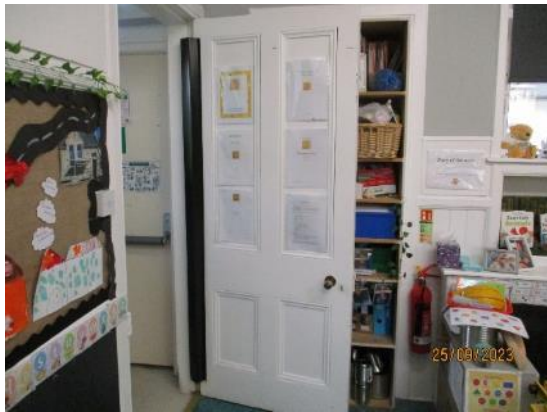
117. Ceramic tiles in pupil toilets



118. Painted ceramic tiles



119. Timber hollow core doors



120. Timber panelled doors



121. Timber veneered doors to classrooms



122. Timber veneered doors in corridors



123. Georgian wired glass



124. Aluminium lever handles



125. Brass knobs and rimlocks

## Sanitary Ware



126. Single urinals



127. China cistern



128. Typical W.C.



129.



130. China vanity basin



131. Wall hung china basins



132.



133. UPVC waste pipes



134. Accessible toilets



135.



136. Composite panel toilet cubicles



137. Composite panel vanity units



138. Commercial kitchen



139.



140. Stainless steel kitchen sinks



141. Stainless steel inset sink



142. Cleaners Butler sink



143. UPVC waste pipes

## Internal Decoration



144. Ceilings



145. Patched ceilings



146. Plasterboard walls



147. Timber linings



148. Lath & plaster walls



149. Timber doors



150. Timber doors



151. Metal heating equipment

### Furniture



152. Classroom tables and chairs



153. Sink base units



154.



155. Chipped edges



156. Damage to doors and drawers



157. Newer units in Play Group



158. Staff room furniture



159. Sagging fabric

## Mechanical and Electrical Photographs



160. Oil boiler – heating system.



161. Oil boiler flue termination



162. Heating system controls – boiler house.



163. Heating programmer – nursery store room.



164. Oil storage and supply tank.



165. Oil supply pipework to boiler.



166. Cast iron section radiator staff room 2-23



167. Heating system distribution pipework typical.



168. Hot water cylinder – kitchen supply.



169. Point of use water heater. Access toilet.



170. Point of use water heater – classroom typical.



171. Pipework – hot and cold / boys toilets.



172. Pipework – cold water / girls toilets.



173. Pipework – hot and cold boys toilets.



174. Extract fan – kitchen.



175. Extract fan – boys toilets.



176. Switchgear and distribution boards – reception office cupboard.



177. Distribution board – kitchen store.



178. Sockets and plastic trunking typical.



179. Sockets and switches typical.



180. Lighting – library.



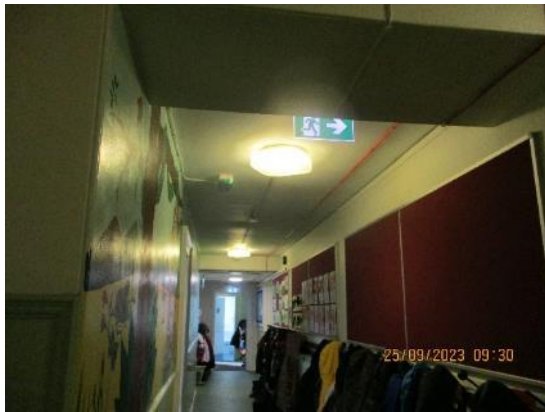
181. Lighting – GP hall.



182. Lighting – staff room.



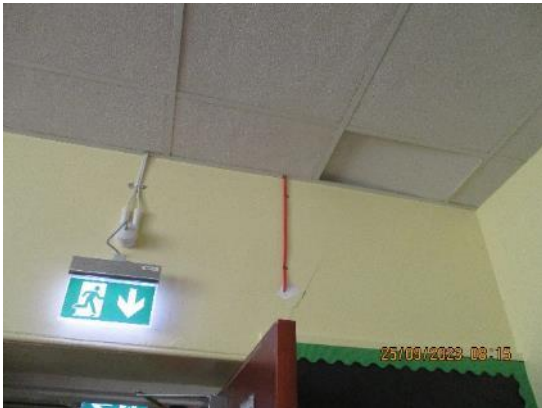
183. Lighting – nursery class 1-18.



184. Lighting – access corridor typical.



185. Lighting control switch typical.



186. Emergency exit sign light internal typical.



187. Emergency lighting internal typical LED.



188. External lighting typical.



189. External lighting emergency fitting typical.



190. Fire alarm control panel and circuit wiring.



191. Smoke detector typical.



192. Fire alarm system call point typical.



193. Combined smoke detector and sounder.



194. Period bell typically.



195. Period bell programmer.



196. Disabled toilet alarm system panel access toilet.



197. Disabled toilet alarm reset unit access toilet.



198. CCTV camera – south external entrance door.



199. Heating pipework in attic space.



200. Lighting and smoke detection boys toilets.



201. Electric convector – access toilet.

## External Works



202. Tarmacadam car park



203. Isolated surface damage



204.



205. Tarmacadam playground



206.



207. Galvanised bar separation fencing



208. Recycled tables and benches



209. Playground equipment



210. Tarmacadam entrance footpath



211. Metal railings above stone wall



212. Timber boarded fencing



213. High timber boarded fencing



214. Leaning timber boarded fencing



215. Timber post & wire fencing



216. Rotten/leaning timber posts



217. Galvanised bar gates



218. Galvanised mesh vehicle gate



219. Galvanised rail gate



220. Timber boarded gates



221. Timber rot in frame and slats



222. Natural stone perimeter walls



223. Isolated repairs and repointing



224.



225.



226. Stone wall to sports field - leaning



227. Open joint with adjacent block wall



228. Concrete block wall



229. School signage



230. Part blocked drainage to car park



231. Part blocked drainage to playground



232. Blocked drainage outside Boiler Room



233. Playground shelter



234. Playground store



235. Galvanised bike rack



236. Timber sheds



237.



238. Oil tank enclosure

### **Outdoor Sports Facilities**



239. Sports field



240. Metal goal posts