



Summary Building Condition Survey Report

of

Crossroads Primary School

Grange, Keith AB55 6LX

26th October 2022



Z00469 / 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 Wednesday 26th October 2022.
- 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 showers.
- 1.4. The premises comprise two buildings, a primary school and separate dining and games hall both constructed in single storey blocks with various outbuildings. The original school building, now the dining/games hall was constructed circa 1880 and the newer school building 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. Accessible flat roofs were examined from a standard 3.80m ladder. Access was provided to all internal areas with the exception of the roof space above the old school building, due to the ceiling height.
- 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 single storey buildings with pitched and flat roofs. The older stone building is used as a dining and sports hall. The newer timber framed building is used as the teaching block.
- 2.2 The school building is of single leaf timber framed construction on brickwork under building. There is a small masonry extension with roughcast external finish. The roof comprises a shallow pitched roof and flat roof covered with mineral felt. Rainwater goods are half round UPVC to the pitched roof and felt lined box gutters to the flat roof. Floors comprise a combination of concrete slab and suspended timber. Windows are a combination of white and brown UPVC with double glazed units. External doors are timber.

The dining and sports hall building is of natural stone construction. The roof comprises multiple pitched roofs and lean-to roofs covered with natural slate, there is a small lean-to roof covered with metal profile. Rainwater goods are half round cast iron and half round UPVC. Floors comprise a combination of concrete slab and suspended timber. Windows are UPVC with double glazed units. External doors are UPVC and solid core timber.

Internally, ceilings are a combination of lath and plaster, plasterboard and suspended ceiling tiles, walls are lath and plaster, painted plasterboard, wetwall and timber linings at low level. Floor coverings comprise carpet, sheet vinyl, linoleum and concrete slab. Internal doors are hollow core timber with glazed panels in the teaching block and traditional timber panelled doors in the dining/sports hall. Ironmongery varies between aluminium levers and bakelite knobs.

The heating system comprises a number of electric fan convector heaters situated around spaces and rooms of both buildings. Roof mounted electric radiant panels heat the assembly hall in the original school building and a small number of electric tube style heaters and panel heaters are also installed in toilets. Controls for these heaters are basic.

Hot water in the class block is provided via a copper storage cylinder for boys and girls toilets. An individual point of use electric water heater in the staff room supplies a small number of rooms and electric instantaneous taps are installed in the 2 classrooms. Distribution pipework is copper and is uninsulated in large parts.

In the original school building a stainless steel cylinder provides hot water for the kitchen and 2 other individual electric point of use water heaters provide hot water for the toilets. Distribution pipework is copper and is uninsulated in large parts.

Controls for the immersion heaters on all the storage cylinders are basic on/off switches only.

Cold water in the classroom block is supplied directly from the mains via copper distribution pipework, which is uninsulated in large parts.

Cold water in the original building is direct from the mains via copper pipework and is uninsulated in large parts.

Mechanical ventilation in the class block is provided in boys and girls toilets by mechanical 4 inch wall mounted extract fans. Controls for these are manual switches only. Extract is also provided in the resources room by 4" wall mounted fan with manual switch control only.

In the original building 3 extract fans provide extract ventilation for the kitchen and 2 toilets. These are all manual switch control only.

The electrical installation in the class block comprises distribution boards, switchgear and general wiring which terminates in rooms in plastic trunking. Wiring accessories are flush and surface mounted white plastic.

Sub mains cabling runs underground from the old block to the class block. Distribution boards and switch gear is located in dining room cupboard for the old building. Cabling is a mix of MICC and pvc style cabling and is protected in plastic trunking in some spaces. Wiring accessories are flush and surface mounted white plastic.

The lighting system in the class block consists mainly of fluorescent tube style battens. These have manual switched control only. A small number of compact fluorescent tube lights are installed in smaller rooms and these also have manual switch control only. 2D Bulkhead style light fittings are installed externally around the perimeter of the classroom block and LED compact emergency lighting has recently been installed throughout the building, circa 2019.

In the original building lighting consists of fluorescent tube style fittings with manual switch control only. A small number of compact fluorescent tube style fittings are also installed in toilets and small store rooms. External building lighting consists of 2D style bulkheads with a programmable timeclock and LED compact emergency lighting has recently been installed throughout the building – circa 2019.

A modern smoke detection and alarm system has recently been installed in the class block circa 2019. Addressable control panel, call points, sounders and detector heads, security door interfaces and FP wiring make up this system.

A modern smoke detection and alarm system, consisting of addressable control panel, call points, sounders and detector heads and FP wiring has also been installed recently in the original school block – circa 2019.

No Intruder alarm system is installed in either of the 2 buildings. The class block has an intercom magnetic door lock security system installed at the main entrance door. This system consists of intercom keypad and speaker box, push button release, emergency release keypad, auto release fire alarm system interface and 2 remote handsets, located in the school office and classroom no.2.

One CCTV camera is installed at the classroom block main entrance door. This is linked to a viewing monitor and processor unit located in classroom 2.

2.3	Building size –	The old building GIFA is	150m ²
		The newer teaching block GIFA is	<u>205m²</u>
		The property's total GIFA is	355m².

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 Newer Teaching Building

- Felt roof cracking and not draining to rainwater outlets.
- Half round and box gutters, blocked with vegetation.
- External timber cladding damaged with wet rot.
- Single leaf timber framed external walls.
- External timber doors damaged with wet rot.
- Minor damage to plasterboard walls.
- All floor finishes are worn.
- Internal decoration is overdue.

3.2 Older Dining/Sports Hall Building

- Minor slipped and missing slates.
- Rainwater penetration from Hall roof.
- Cracked glazing to windows.
- Timber suspended floor uneven in sports hall.
- Cracked lath and plaster to ceilings and walls.
- Wet rot in timber linings to walls.
- Internal doors in poor condition.
- Internal door ironmongery missing and in poor condition.

3.3 Mechanical and Electrical Installations

- Electric fan convactor heaters are life expired.
- Point of use water heaters in classrooms and staffroom are life expired.
- Point of use water heaters in toilets of old block are life expired.
- Extract fans in class block are life expired
- Extract fans in original building are reaching the end of their useful life.
- Lighting in both buildings is life expired.
- Electrical switchgear and wiring on both buildings is life expired.
- External building lighting and controls on both buildings are life expired.
- Large amounts of hot and cold water distribution pipework in both buildings is uninsulated.
- Assembly hall roof mounted electric radiant panel heaters are life expired.
- Electric tube heaters installed in toilets in both buildings are life expired.

3.4 External Areas

- Partially blocked, surface water drainage.
- Corrosion of steel posts to chain link fencing.
- Moss and vegetation to tarmacadam playground surface.

4 Conclusion

4.1 A brief summary of the elements condition.

Element	Condition	Priority
Roofs	D	2
Floors & Stairs	C	3
Ceilings	C	3
Ext. Walls, Windows & Doors	D	2
Internal Walls & Doors	C	3
Sanitary Services	C	3
Mechanical	C	2
Electrical	C	2
Decoration	C	2
Fixed Int. Facilities	C	3
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.

- Replace lead connections to cast iron waste pipes.
- Increase field of CCTV cameras to cover more of site and both buildings.
- Install intruder alarm systems in both buildings.

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. Bell tower roof structure



2. Decorative slate to bell tower



3. Slate to old building



4. Isolated slipped and missing slates



5. Lean-to slated roofs



6. Metal profile lean-to roof



7. Felt roof to teaching block



8.



9. Felt has exceeded useful life



10. Previous joint repairs are failing



11. Surface moss to pitched felt roof



12. GRP domes to teaching block



13. Metal skylight to old building



14.



15. UPVC gutters to teaching block



16. Poor fall and standing water



17. Felt box gutters blocked



18. Vegetation in box gutters



19. Blocked rainwater outlets



20. Cast iron gutters to old building



21. Surface corrosion



22. Miss-aligned gutters



23. UPVC rainwater downpipes



24. Cast iron rainwater downpipes



25. UPVC soil vent pipe



26. Stone chimney



27. Stone bell tower



28. Internal structure

External Walls



29. Ground level – Teaching block



30. Ground level – Old building



31. Timber cladding



32. Timber decay



33.



34.



35. Roughcast walls



36. Timber entrance doors



37. Timber fire escape doors



38. Timber decay in doors



39. UPVC door to old building



40. Timber fire escape door



41. UPVC windows – Teaching block



42. Windows internally - White



43. Windows internally - Brown



44. UPVC windows – old block



45. Double glazed windows



46. Broken glazing



47. Lever handles – White windows



48. .Lever handles – Brown windows

External Decoration



49. Timber cladding flaking and peeling



50. Timber fascia boards peeling



51. Timber cladding flaking and peeling



52. Window surrounds peeling

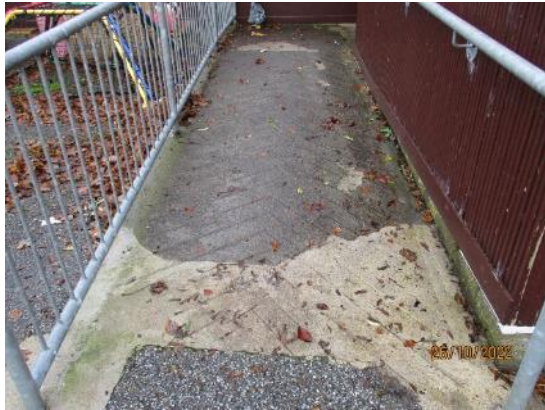


53. Cast iron peeling



54. Corroded fence posts

Steps and Ramps



55. Concrete entrance ramp

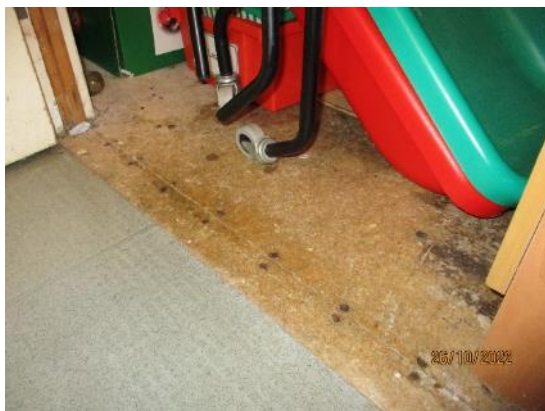


56. Concrete steps to fire exits



57. Galvanised handrail to ramp

Floors



58. Timber suspended floor – Teaching block



59. Uneven timber suspended floor – Old building



60. Sheet vinyl



61.



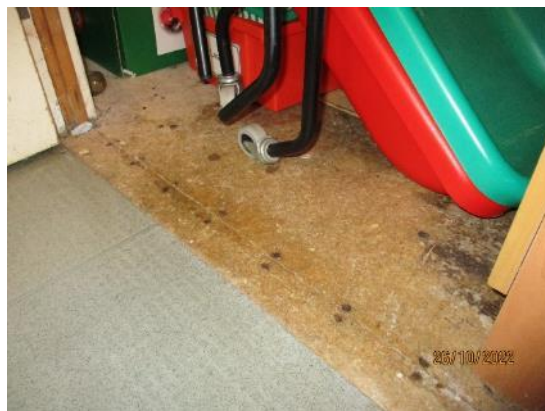
62. Carpet floor finish



63. Stained and watermarked



64.



65. Chipboard flooring



66. Laminate flooring – Staff room



67. Sheet vinyl



68.



69. Linoleum flooring



70.

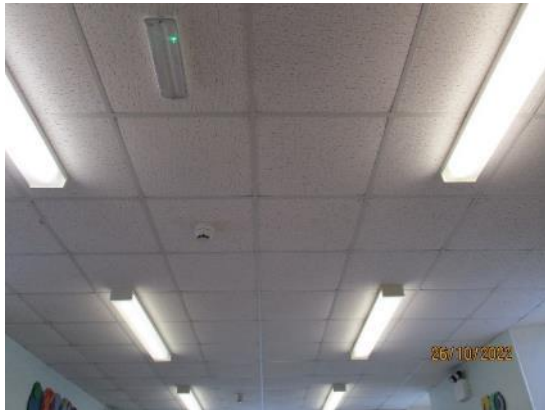
Ceilings



71. Plasterboard ceilings



72. Lath and plaster - cracked



73. Suspended ceiling – Kitchen/Dining



74. Plasterboard (not taped & filled)



75. Timber framed borrowed lights below rooflights

Internal Walls



76. Timber framed walls – Teaching block



77. Plasterboard walls



78



79. Surface damage to plasterboard



80.



81. Ceramic wall tiles – Boys toilet



82. Cracked lath & plaster walls



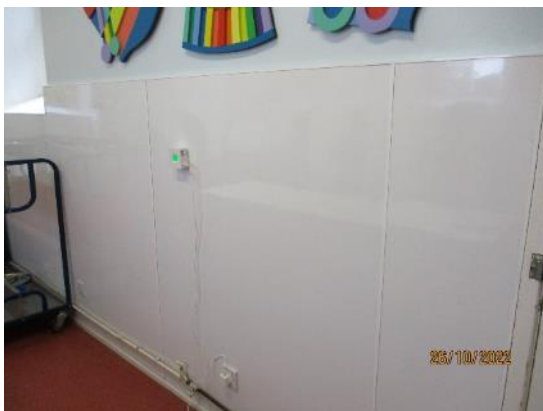
83. Timber linings



84. Timber decay in linings



85.



86. Wetwall – Kitchen/Dining



87. Timber doors – Teaching block



88. Timber panelled doors – Old building



89. Damage to timber doors



90. Aluminium ironmongery – teaching block



91. Bakelite door knobs – old building



82. Missing ironmongery

Sanitary Ware



83. China urinals



84. China cistern



85. Pupil toilet, china cistern



86. Pupil toilet, plastic cistern



87. Wall hung basins



88. Hairline cracks



89. UPVC waste pipes



88. Copper waste pipes



89. Lead waste pipes



90. Damaged lead waste pipes



91. Cubicle partitions



82. Commercial kitchen



83. Stainless steel sinks



84.



85. UPVC waste pipes

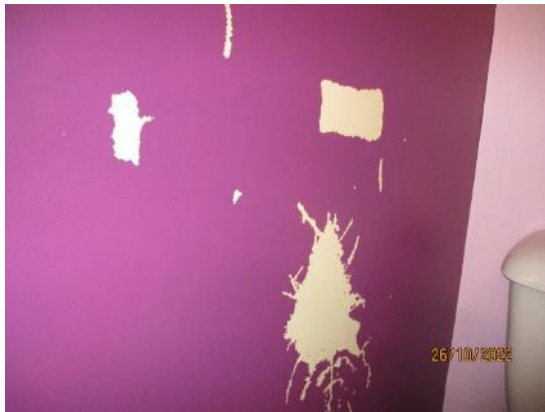
Internal Decoration



86. Watermarked ceilings



87. Flaking wall decoration



88. Scratched wall decoration



89. Peeling decoration



90.



91. Cracked paint to doors



92. Skirtings and walls

Furniture



93. Classroom tables and chairs



94.



95. Classroom worktops



96. Damage to worktops



97. Kitchen base and wall units



98. Staff room furniture

Mechanical and Electrical Photographs



99. Electric fan convector classroom typical



100. Electric fan heater toilet and kitchen typical



101. Electric radiant panel heater assembly roof



102. Electric tube heater – class block



103. Hot water tank – kitchen old block



104. Hot water tank – class block



105. Point of use water heater old block toilet



106. Point of use water heater. Staff room class block.



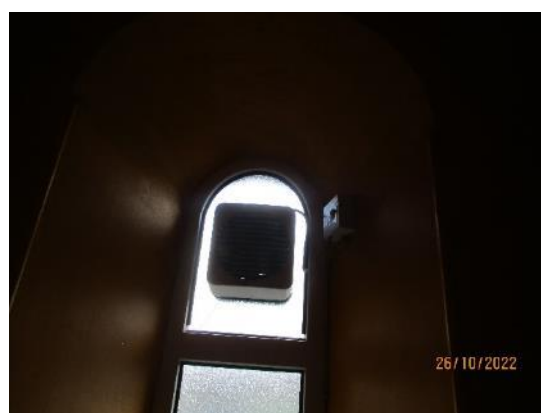
107. Hot and cold water pipework – boys toilets class block



108. Cold water pipework – old building toilet.



109. Extract fan – boys toilets class block



110. Extract fan – old building toilet.



111. Destratification fans – assembly hall.



112. Extract fan. Old block kitchen.



113. Distribution board – power and lighting. Class block



114. Switchgear – main school isolator.



115. Distribution board – lighting and power old building



116. Switches and sockets typical.



117. General wiring – old building switchgear cupboard.



118. Switchgear – main switches old building.



119. Lighting – class typical



120. Lighting staff toilet



121. Lighting office class block



122. Lighting boys toilet class block.



123. Lighting – old building dining room



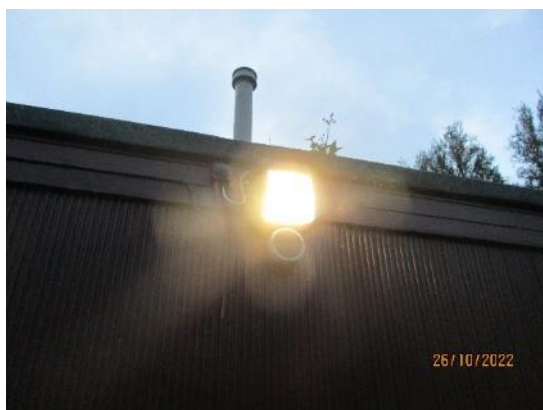
124. Lighting – store typical.



125. External building lighting – old block typical



126. External emergency light old building.



127. External lighting class block



128. External emergency light class block.



129. Fire alarm panel class block



130. Fire detector head and wiring class block typical



131. Fire alarm system call point typical



132. Fire alarm interface at main entrance security door



133. Fire alarm panel old building



134. Fire alarm devices and wiring old building typical



135. CCTV Camera – Main reception



136. CCTV monitor and processor classroom 2



137. Door security intercom – main entrance



138. Security door release handset classroom 2



139. Security door release devices. Main entrance



140. Main incoming phone line. Class block.

External Areas



141. Tarmacadam playground



142. Playground benches



143. Tables and benches



144. High chainlink fencing



145. Chainlink above walls



146. Corrosion of steel posts



147. Low level chainlink fencing



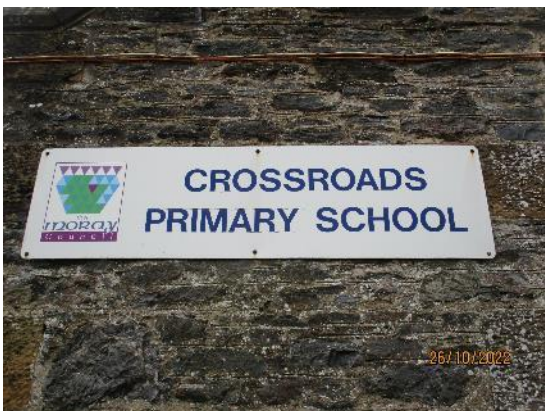
148. Rotten timber posts, damaged chainlink



149. Galvanised vehicle entrance



150. Natural stone walls



151. School signage



152. Surface water drainage gully



153. Blocked surface water drainage



154. Cycle shelter



155. Damaged PVC cladding



156. Timber pupil shelter



157. Timber sheds



158. Greenhouse



159. Utility pole



160. BT utility pole

Outdoor Sports Facilities



161. Basketball stands



162. Goals with netting