

CONDITION REPORT

in respect of

ST MICHAEL'S CE PRIMARY GRIMSARGH

For

**Stuart Booth
St Michael's CE Primary
Preston Rd,
Grimsargh,
Preston,
Lancashire
PR2 5SD**



Prepared by: Mr Joe Walmsley BSc (Hons) MRICS
Cassidy and Ashton Architects
and Building Surveyors
7 East Cliff
Preston
PR1 3JE

Date: 10th September 2021

Job No. P6375

Our Ref: JW/EM/P6375
Date: 10th September 2021

Stuart Booth
St Michael's CE Primary
Preston Rd,
Grimsargh,
Preston,
Lancashire
PR2 5SD

Dear Stuart,

**Re: ST MICHAEL'S CE PRIMARY
Condition Inspection and Report**

1.00 **INTRODUCTION**

1.01 We thank you for your instructions to prepare a specific Condition Report on the above buildings in accordance with our terms of business for carrying out condition surveys. Our instructions were to undertake an external condition and internal inspection, and briefly comment upon mechanical and electrical installations.

1.02 The building was inspected on 24th August 2021, during a period of inclement weather. No access was gained in floor ducts or ceiling voids.

1.03 The room references are attached with the enclosed survey.

2.00 **INSTRUCTIONS**

2.01 We have checked all visible exposed and accessible elements of construction relevant to our instruction in order to give an opinion on the defects and shortcomings which are likely to adversely affect the use of the building or give rise to expenditure in the future.

2.02 We have identified repairs that are considered necessary within a period of the first 12 months, Years 1-5 and Years 5-10.

2.03 We shall not lift loose laid floor coverings; inspect any roof voids where appropriate. We shall not empty the contents of any fitted cupboards, move heavy furniture or lift carpets or floorboards. We shall not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we shall, therefore, be unable to report that any such part of the property is free from defects. Balconies, link corridors and roof edges have been inspected from a ladder and all other areas externally have been inspected from ground level.

- 2.04 We have not arranged for any exposure works to the substructure or below ground, or to carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering.
- 2.05 With regard to service installations, incoming mains, wastes and drains, we have not reported on any matters other than those which came to light during our inspection as requiring further investigation by specialists including arranging tests to be carried out unless specifically instructed beforehand.
- 2.06 All documents should be cross referenced when determining the overall extent of repairs and alterations required.
- 2.07 All costs are budget estimates only. Costs were not undertaken by the principle surveyor therefore the accuracy of which could not be guaranteed.

3.0 **EXECUTIVE SUMMARY**

External Areas

Externally, we identified a suspected concrete U profile inter-locking tiles which generally appeared to be in fair condition. We identified a new metrotile roof system which was being installed at the time of the survey. We were able to identify skylights to a number of areas which appeared to be in fair condition. We have recommended both repairs and cyclical maintenance within the main body of the report.

The flat roofs connecting were found to be bitumen roof weatherings. Outlets were noted to be blocked throughout. These roofs were noted to be deteriorating in condition and consideration should be given for renewal within the next 5 years.

Rainwater goods around the site were noted to be UPVC. We were able to identify leaking joints to gutters and downpipes throughout. Limited visibility was available and we would advise that further investigations are undertaken. In most instances we have recommended repairs and cyclical maintenance to be undertaken. New aluminium rain water goods were identified to the hall roof area

Walls were noted to be a decorative render and generally appeared to be in satisfactory condition. We were able to identify areas of addled render to a number of areas.

Paint finishes require re-decoration to preserve lifespan including timber soffits and fascia boards.

We identified UPVC windows which generally appeared to be in satisfactory condition. To the rear of the site, single glazed timber windows were noted and should be considered for renewal.

Doors were found to be timber and aluminium generally appeared to be in satisfactory condition. We have recommended that timber doors are redecorated as part of the cyclical maintenance programme in order to preserve their life expectancy. We have also recommended repairs and in some cases complete renewal.

Internal Areas

Internal areas were generally found to be in relatively good repair. We did identify re-decorating works are required as part of a cyclical maintenance programme, whilst we also identified localised patches of re-plastering works, which are required to a number of locations prior to re-decoration.

Damp has been identified in isolated areas to a number of rooms throughout the School. We suspect this has been caused by defective roof weatherings and high external ground levels. We have recommended that further investigations to these

areas are required and we have provided our recommendations for remedial works to damp where inspection could be undertaken.

To internal masonry walls, we did identify isolated locations of damaged masonry and we have given our recommendations for making good accordingly.

Internal fire stopping precautions throughout the School are an area of concern, with frequent instances of electrical and mechanical services passing through the structure identified and no evidence of passive fire stopping precautions being undertaken.

In terms of finishes, we have identified repairs are required to suspended ceiling grids, whilst we have also recommended the replacement of damaged or damp stained mineral fibre ceiling tiles with new where water ingress has occurred. In locations, we have recommended the complete renewal of suspended ceilings.

Elsewhere, we have recommended replacing existing floor coverings where necessary.

A number of internal doors were found to have defective ironmongery which requires attention within 12 months. We were also able to identify a combination of new fire rated doors and existing fire rated doors throughout the school. We have given our recommendations for renewal in instances and also repairs, such as where intumescent strips and smoke seals require retro fitting.

Suspected asbestos containing materials have been identified during the survey and we have given our recommendations for removal if works are undertaken in the area.

Boiler houses on the site were not investigated but assumed to be in good condition given a recent refurbishment has been undertaken.

4.0 **GENERAL DESCRIPTION**

Grimsargh St Michael's is a Primary School establishment located off the B6243- Preston Road, to the North East of Preston city, situated in a rural area.

The original structure is suspected to have been constructed in circa 1960's-1970's and extended to throughout the years to accommodate its growing capacity. Newer extensions to the school include an extension to the hall. An extension to the nursery side of the school has also been added within the past 20 years. This extension is suspected to be of modular timber construction with a raised concrete slab.

There are a combination of roof coverings identified on the site. Predominately pitched roofs are weathered with a suspected concrete U profile inter-locking tile, and have lead valleys and flashings. A new metrotile roof was noted to the hall roof. Flat roofs on the site are generally weathered with a bitumen felt.

Fascias and soffits to School buildings are generally of timber construction, with newer fascias noted to be uPVC in locations where the original timber has been replaced.

Rainwater goods consist of UPVC gutters and downpipes.

Walls are generally of cavity wall construction, with a decorative render to a number of elevations.

Windows are generally noted as being uPVC double glazed to the main structure, with timber louvered windows identified to isolated around the site.

Doors around the site are a combination of timber, uPVC and Aluminium double and single leaf units.

The School perimeter consists of a combination of Tarmacadam, concrete, paved surface finishes and whilst the boundary of the School site is secured with low level security fencing.

5.0 **BUDGET COSTS**

	Within 12 Months	Years 1-5	Years 5-10
Externals	£3,470.00	£63,845.00	£0.00
Internals	£1,180.00	£126,150.00	£62,060.00
Total	£4,650.00	£189,995.00	£62,060.00

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
GRIMSARGH ST MICHAELS	Sep-21	Condition Survey					
P6375							
Externals	Elevation 1						
1.1		Roof Covering	New roof	Appears to be in good condition. No further recommendations.			
1.2		Flashings	Flashings to roof lights, vent and chimney breast in lead.	Appears to be in good condition			
1.4		Soffits	Aluminium soffits in combination of flat and T and G profiles.	Appears to be in good condition			
1.5		Facias	Aluminium fascia boards.	Good Condition. We would advise that fascias are cleaned as part of the cyclical maintenance programme.		£250.00	
1.9		Roof drainage and down pipes	Aluminium gutters and down pipes with 3No. down pipes	Good condition.			
2.2		Walls	Masonry visible up to approximately 150mm off external macadam levels in stretcher bond. Masonry walls above subsequently rendered in white render with bell mouth drip bead.	Generally appeared to be in good condition. Minor areas of impact damage to render at low level. We would advise that patch repairs are undertaken to areas of render which have suffered from minor impact damage.		£550.00	
5.1		Window cills and vents	Combination of UPVC windows and double glazed/ single glazed windows sat in timber frames.	Generally UPVC windows appeared to be in fair condition. Single glazed timber windows totalling were noted to be in fair condition however believed to provide low thermal efficiency. We would recommend that timber framed single glazed windows are considered for renewal with new UPVC double glazed windows. Allow for re-sealing all UPVC window frames with polysulphide mastic.		£3,500.00	
5.4		Doors	3No. Single leaf timber doors. 2No. Double leaf timber solid doors. 1No. Double leaf timber door with full length vision panel.	Generally doors appeared to be in good condition and reasonably well maintained. Glazing to areas was identified to be single glazed. We would recommend that single glazed fan and side lights are replaced with UPVC double glazed alternatives in years 1 - 5. We would advise the 1No. Double leaf timber door adjoining the hall is considered for replacement. Allow for full redecoration of all timber doors as part of the cyclical maintenance programme.		£2,950.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
7.1		Surface water drainage	Gullies to rain water pipes, with Terracotta surrounds.	Fair condition. We were able to identify a build up of detritus which could potentially lead to a blockages in the future. We would recommend that detritus is cleared twice annually as part of the cyclical maintenance programme.	£125.00		
	Elevation 2						
1.4		Soffits	Aluminium soffits in combination of flat and T and G profiles.	Appears to be in good condition		£250.00	
1.5		Facias	Aluminium fascia boards.	Good Condition. We would advise that fascias are cleaned as part of the cyclical maintenance programme.		£250.00	
2.2		Walls	Low level brick in stretcher bond to approximately 150mm. Masonry above subsequently rendered in cream colour with bell mouth drip bead. Large aluminium Crucifix and lettering central to wall.	Generally appeared to be in good condition. Minor areas of impact damage to render at low level. We would advise that patch repairs are undertaken to areas of render which have suffered from minor impact damage.		£225.00	
	Elevation 3						
1.1		Roof Covering	New roof	Appears to be in good condition. No further recommendations.			
1.2		Flashings	Flashings to roof lights, vent and chimney breast in lead.	Appears to be in good condition			
1.4		Soffits	Aluminium soffits in combination of flat and T and G profiles.	Appears to be in good condition			
1.5		Facias	Aluminium fascia boards.	Good Condition. We would advise that fascias are cleaned as part of the cyclical maintenance		£250.00	
1.9		Roof drainage and down pipes	Aluminium gutters and down pipes with 3No. down pipes	Good condition.			
2.2		Walls	Low level brick in stretcher bond to approximately 150mm. Masonry above subsequently rendered in cream colour with bell mouth drip bead. To approximately other half of this elevation is a UPVC curtain walling system.	Generally appeared to be in fair condition. We identified fine cracking to render approximately amongst minor impact damage/moisture staining. Surface cracks were identified and suspected not to be detrimental to the integrity of the render. About the curtain walling we were able to identify minor impact marks to low level areas. We noted the sealant to curtain wall system to be deteriorating. We would recommend that render is cleaned with a mild detergent prior to redecoration. We would advise that windows are re-sealed to the curtain wall system with polysulphide mastic in years 1 - 5.		£395.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
5.1		Windows	Curtain walling system contains double glazed windows in UPVC frames.	Fair Condition requiring only minor attention. Recommendations have been given elsewhere.		Inc Above	
5.4		Doors	1No. Single leaf timber door and frame. UPVC side and fan lights identified. 1No. Double leaf UPVC door with vision panels.	Fair condition. We identified deteriorating paint finish to timber door. We were also able to identify an uneven lower cill to double leaf UPVC doors. We would recommend that timber door and frame is redecorated as part of the cyclical maintenance programme. Remove and replace cill below UPVC doors.		£550.00	
15.6		Canopies	1No. Free standing canopy subsequently painted with polycarbonate roof and UPVC rain water goods.	Fair Condition. We were able to identify minor areas of oxidation to steel throughout. Furthermore, we identified leaking guttering to the left hand side of the canopy. We would advise that canopy is re-decorated to prevent deterioration to structure. We would also advise a small downpipe is introduced to catch dripping water from the guttering.		£1,950.00	
	Elevation 4						
1.1		Roof Covering	Roof covering- suspected concrete U profile interlocking tiles.	When viewed from ground level, roofs were generally noted to be in fair condition with no significant defects. Valleys appeared to be in fair condition and clear from detritus. We would advise that valleys and roofs are checked and cleared annually as part of the cyclical maintenance programme.		£75.00	
1.4		Soffits	Timber soffits. Subsequently decorated with vent detail. Section of UPVC soffits with vents about location of return and adjointment with Elevation 5.	Fair condition. We were able to identify a small build up of vegetation. We would advise that soffits are cleaned as part of the cyclical maintenance programme.		£250.00	
1.5		Facias	UPVC fascias.	Fair condition. We were able to identify a small build up of vegetation. We would advise that fascias are cleaned as part of the cyclical maintenance programme.		£250.00	
1.5		Facias	Timber fascia board adjoining with Elevation 3.	We were able to identify delamination to paint finish leaving timber open/exposed to potential rot. We recommend that timber fascia board is redecorated within the next 12 months.	£95.00		
1.9		Roof drainage and down pipes	UPVC rain water goods.	Fair condition. We would recommend that all rain water goods are cleared twice annually as part of the cyclical maintenance programme.		£250.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
2.2		Walls	Section of masonry brick wall in stretcher bond directly above and surrounding main entrance.	Generally masonry appeared to be in satisfactory condition with no visible defects identified. We were able to identify 1No. Spalled brick however we would not recommend that this is replaced.			
		Walls	Masonry walls in stretcher bond in varying heights identified approximately 50mm to 400mm above macadam level. Above masonry, we identified a rendered surface finish with bell mouth drip bead.	Generally appeared to be in fair condition. We were able to identify fine cracking to render throughout. Minor areas of impact damage to render at low level. Furthermore, weep holes above windows appear to have been covered. We would advise that patch repairs are undertaken to areas of render which have suffered from minor impact damage. All blocked weep holes should be cleared.	£150.00	£150.00	
5.1		Window cills and vents	UPVC double glazed windows.	Generally appeared to be in fair condition. Sealants were noted to have been painted over in an attempt to re-seal windows. We would advise that windows are re-sealed with a suitable polysulphide mastic in next 12 months.	£500.00		
5.4		Doors	Double aluminium doors in aluminium frame with side light. Glazing shows kite mark.	Generally appeared to be in fair condition. Defective metal plate to thumb turn identified internally. We would advise that defective plate to thumb turn is replaced within the next 12 months.	£75.00		
16.5		Canopy	Timber framed free standing canopy with netted covering.	Generally appeared to be in fair condition. We were able to identify weathered timber and netting loose in areas. We would advise that timber is sanded down prior to redecoration. We would also advise that netting is re-fixed as required.		£750.00	
	Elevation 5						
1.4		Soffits	UPVC soffits. A combination of vented and none vented throughout.	Generally appeared to be in good condition. We would advise that soffits are cleaned down as part of the cyclical maintenance programme.			
1.5		Facias	UPVC fascias.	Generally appeared to be in good condition. We would advise that fascias are cleaned down as part of the cyclical maintenance programme.			
1.9		Roof drainage and down pipes	UPVC gutters and down pipes.	Generally appeared to be in fair condition. We would recommend that all rain water goods are cleared twice annually as part of the cyclical maintenance programme.		£250.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
2.2		Walls	Masonry walls in varying levels between approximately 400mm from macadam to 200mm above concrete flagging. Rendered masonry to section adjoining elevation 4 with bell mouth drip bead. UPVC Curtain walling system with double glazed UPVC windows.	Generally appeared to be in fair condition. We were able to identify minor areas of friable mortar to masonry. We also identified defective sealants to the curtain walling system. We would recommend that masonry is repointed in a suitable mortar mix and sections of the curtain walling system are resealed in years 1 - 5 with a polysulphide mastic.		£475.00	
5.1		Window cills and vents	Windows as part of curtain wall will not be commented on in this section as they have been commented on in Walls. no. 1 double glazed UPVC window.	Fair condition. Defective sealants identified to the curtain walling system. Re-seal windows with polysulphide mastic in years 1 - 5.		Inc Above	
5.4		Doors	1No. UPVC door with double glazed vision panels. 2No. Aluminium double doors with fan light and double glazed vision panel.	Generally appeared to be in fair condition. Defective metal plate to thumb turn identified internally to 1No aluminium door. We would advise that defective plate to thumb turn is replaced within the next 12 months.	£75.00		
Elevation 6							
1.1		Roof Covering	Roof covering- suspected concrete U profile interlocking tiles.	When viewed from ground level, roofs were generally noted to be in fair condition with no significant defects. Valleys appeared to be in fair condition and clear from detritus. We would advise that valleys and roofs are checked and cleared annually as part of the cyclical maintenance programme.		£75.00	
1.1		Roof Covering	New roof	Appears to be in good condition. No further recommendations.			
1.2		Flashings	Flashings to roof lights, vent and chimney breast in lead.	Appears to be in good condition			
1.4		Soffits	Aluminium soffits in combination of flat and T and G profiles.	Appears to be in good condition			
1.5		Facias	Aluminium fascia boards.	Good Condition. We would advise that fascias are cleaned as part of the cyclical maintenance		£250.00	
1.4		Soffits	UPVC, timber T and G and timber in flat profile soffit boards.	Generally appeared to be in good condition. We would advise that soffits are cleaned down as part of the cyclical maintenance programme. Allow for redecoration of all timberwork.		£375.00	
1.5		Facias	UPVC fascias throughout.	Generally appeared to be in good condition. We would advise that fascias are cleaned down as part of the cyclical maintenance programme.		£75.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
1.9		Roof drainage and down pipes	UPVC gutters and down pipes. Soil vent pipe also visible.	Generally appeared to be in fair condition. We were able to identify a minor build up of vegetation within the gutters. We would advise that gutters are cleaned out twice annually as part of the cyclical maintenance programme.	£125.00		
2.2		Walls	Suspected timber stud walls with UPVC shiplap cladding, UPVC curtain walling system with double glazed windows sat in. Concrete plinth, was visible at low level - possibly acting as a raised slab.	Generally appeared to be in fair condition. We were able to identify deteriorating sealants to the curtain walling system. Algae was noted throughout the UPVC cladding. We were also able to identify holes from historic services to low level areas of the UPVC curtain walling system. We would recommend that all algae is cleaned off the curtain wall system. Furthermore, we would advise that all previous service holes are filled to prevent deterioration to the curtain walling system.	£550.00		
2.2		Walls	Masonry in stretcher bond in varying heights from approximately 20mm from macadam level to 200mm from macadam level. Rendered masonry above with bell mouth drip beads. Small section about adjointment with Elevation 1 of stone external wall.	Generally appeared to be in fair condition. We were able to identify a minor area of missing/friable mortar to the masonry below rendering. 3No. weep holes were identified and subsequently painted over. We would recommend that any friable mortar in mortar to match existing. Remove paint from weep holes in next 12 months to prevent moisture in cavity being unable to egress.	£450.00		
5.1		Window cills and vents	Windows which form part of the curtain walling system will not be commented on as they were described in Walls. UPVC double glazed windows.	Generally windows were noted to be in fair condition. 3No. UPVC windows to rendered area with sealant subsequently painted/rendered over. We would recommend that all defective window sealants are renewed.	£150.00		
5.4		Doors	5No. aluminium single doors with double glazed vision panels. 2No. UPVC doors with double glazed vision panel.	Fair condition. No further recommendations.			
7.1		Surface water drainage	Rain water gullies and suspected waste pipe.	Generally appeared to be in fair condition. We were able to identify rain water gullies with terracotta inspection chamber. Suspected waste pipe to right hand side of elevation with Terracotta surround which was noted to be defective. We would recommend that all gullies are cleared as part of the cyclical maintenance programme.	£100.00		
External Areas							

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	Cost		
					12mths	1-5	5-10
15.2		Pavings	Concrete flagging. Concrete flagging throughout all externals to school.	Condition: Joints to concrete flagging in poor condition. Many areas no mortar is visible with moss/detritus growing out of joints in some places, particularly about location of Elevation 6. Recommendation: It is recommended that all concrete flagging is re-pointed potentially in a phased programme between years 1 -5, rebed any loose/ uneven flags.		£2,750.00	
1.7		Surface water drainage	no. 2 inspection chambers. One UPVC and one cast iron to macadam section adjacent to Elevation 6.	Condition: Macadam is missing/loose around both inspection chambers creating a trip hazard. Recommendation: Apply macadam to create a smooth finish around inspection chambers to eliminate trip hazards.	£750.00		
15.2		Pavings	Pavings surrounding school. Areas up tight against building showing algae/moss.	Condition: Algae/moss could lead to slip/trip hazards. Recommendation: Clear path surrounding school of moss/algae periodically to reduce risk of a health and safety hazard.	£175.00		
2.2		Walls	Pier walls to main entrance gate to school.	Condition: Friable/missing mortar. Recommendation: Grind out friable mortar. Re-point in mortar to match existing.		£550.00	
2.2		Walls	Spandrel walls in masonry stretcher bond to stairs/ramps to elevation of school facing the road. Including all retaining walls/entrance walls about location of Nursery Building.	Condition: Areas of friable/missing mortar to approximately 25% of brickwork. Recommendation: Grind out any friable mortar, re-point approximately 25% of walls acting as spandrels/retaining wall to external stairs/ramps facing main road.		£550.00	
2.3		Cappings/Copings	Capping/copings to external retaining wall to front of Elevation 5 leading in front of Nursery Building.	Condition: Fair. Mortar joints missing between capping stones. Recommendation: Re-point all capping stones to this specific area in mortar to match existing. Grind out any friable mortar prior to commencing these works.		£375.00	
	Roofs Generally	Roofs were inspected to best of the Surveyor's ability at low level in Elevation section. However the Surveyor will now comment generally on roofs as accessed at high level.					
	Flat roof to extension						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
1.1		Roof Covering	Combination of mineral felt roof covering and liquid applied plastic roof covering.	Flat roofs were noted to be in poor condition with visible signs of deterioration noted. We have requested a specialist roof survey to be undertaken which will be issued retrospectively to this report. Consideration should be given for renewal.		£25,000.00	
1.9		Roof drainage and down pipes	Gutters on a jointment between flat roof and pitched roof.	Generally appeared to be in poor condition. We were able to identify sections of gutter bowing. Furthermore, we identified stagnant water throughout due to inadequate falls. We would recommend that guttering is re-fixed. We would advise that all gutters are periodically cleaned as part of a cyclical maintenance programme.			
	Sections of roof above Secretary/Reception Office						
1.9		Roof Covering	Mineral felt roof covering	Flat roofs were noted to be in poor condition with visible signs of deterioration noted. We have requested a specialist roof survey to be undertaken which will be issued retrospectively to this report. Consideration should be given for renewal.		£20,000.00	
1.5		Facias	Timber fascia to a jointment between pitched roof and flat roof area above Secretary's Office.	Generally appeared to be in fair condition. We were able to identify lichen throughout and delamination of paint work. We would advise that paintwork is sanded down and redecorated.		£275.00	
1.9		Roof drainage and down pipes	UPVC RWGs	Generally appeared to be in fair condition. Valleys appear to be clear and generally well maintained. We were able to identify a missing section of guttering to the flat roof area. Inadequate falls were noted as a result of this, leaving stagnant water and silt collecting in gutters. We would advise that section of guttering is replaced. Clear all gutters periodically as part of a routine maintenance programme.	£150.00		
Internals							
	Room 1						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Some minor damage noted throughout. No further recommendations.			

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally good condition. Allow for redecoration as part of the cyclical maintenance programme.			£450.00
		Floor	Carpet laid onto solid floor construction.	Carpet in generally satisfactory condition and generally free from defects.			
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Doors	Double timber door with vision panel	Generally appeared to be in good condition and free from defects.			
	Room 2						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Some minor damage noted to metal grid, but ceiling is generally in good condition.. No further recommendations.			
		Ceilings	Plastered subsequently painted.	Satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£750.00
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			£1,450.00
		Floor	Carpet laid onto solid floor construction.	Carpet in generally satisfactory condition and generally free from defects. Allow to replace within 10 years.			£1,500.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance			Inc Above
	Room 3						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			£350.00
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			£675.00
		Floor	Carpet laid onto solid floor construction.	Carpet in satisfactory condition. Allow to replace withing 5-10 years.			£950.00

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			£375.00
		Door	Timber door with vision panel	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Door	Glazed Hatch	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Door	Single leaf timber flush door	Generally appeared to be in good condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
	Room 4						
		Ceilings	Plastered subsequently painted.	Fair condition. Minor delamination of paintwork was noted to roof light area. We suspect this has been caused by a defective skylight detail. We would advise that further investigations are undertaken to determine the skylight is watertight. Following this, allow for redecoration in years 1 - 5.			£350.00
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£475.00
		Floor	Vinyl laid onto solid floor construction	Vinyl is currently in satisfactory condition but is starting to show signs of delaminating. Allow for replacement in 5-10 years.			£500.00
		Skirting's and Archs	Vinyl cove skirting	Vinyl is currently in satisfactory condition but is starting to show signs of delaminating. Allow for replacement in 5-10 years.			Inc Above
		Door	Solid timber flush door	Generally satisfactory condition, ironmongery is defective. Allow for redecoration as part of the cyclical maintenance programme.	£50.00		Inc Above
		Toilet fittings	Ceramic WHB wall hung	Generally good condition (leaking trap) requiring only minor attention/routine maintenance.	£75.00		
		Toilet fittings	Ceramic WC with cistern.	Generally good condition (however flusher is missing) requiring only minor attention/routine maintenance.	£50.00		
	Room 5						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Minor areas of impact damage. Allow for redecoration as part of the cyclical maintenance programme.			£285.00
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£395.00
		Floor	Vinyl laid onto solid floor construction	Vinyl is currently in satisfactory condition but is starting to show signs of delaminating. Allow for replacement in 5-10 years.			£500.00
		Skirting's and Archs	Black vinyl cove skirting	Vinyl is currently in satisfactory condition but is starting to show signs of delaminating. Allow for replacement in 5-10 years.			Inc Above
		Door	Solid timber flush door	Generally satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Toilet fittings	Doc M Pack. Ceramic WC and wash hand basin unit with mixer.	Generally good condition requiring only minor attention/routine maintenance.			

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
	Room 6						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. No further recommendations.			
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in good condition. We were able to identify fine cracking behind the radiator below window cill. We would advise that walls are made good prior to redecoration.			£950.00
		Floor	Carpet laid onto solid floor construction.	Carpet in generally satisfactory condition, with some minor staining noted. Allow for replacement within 10 years.			£750.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£275.00
		Door	Timber door with vision panel	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
	Room 7						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. No further recommendations.			
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in fair condition. We were able to identify delamination to paint surrounding door frame. Furthermore, fine cracking was noted about door head and window opening. We would advise that all making good works are undertaken prior to redecoration.			£450.00
		Floor	Carpet laid onto solid floor construction.	Carpet in generally satisfactory condition and generally free from defects. Allow to replace within 10 years.			£875.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£225.00
		Door	Timber door with vision panel	Generally appeared to be in satisfactory condition. We were able to identify defective ironmongery which should be considered for renewal. Allow for redecoration as part of the cyclical maintenance programme.	£150.00		Inc Above
	Room 8						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. No further recommendations.			

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in fair condition. Approximately 1msq of cracking was noted to the wall adjacent to window. We identified areas of cracked/addled plaster and impact damage throughout. We would advise that defective plaster is made good prior to redecoration.		£750.00	
		Floor	Vinyl laid onto solid floor construction. Black vinyl upstands identified.	Generally, floor appeared to be in satisfactory condition although we were able to identify areas of wear to high traffic areas. We would advise that vinyl is considered for renewal in years 1 - 5.		£550.00	
	Room 9						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. Previous moisture ingress issue have been noted. It could not be determined if previous issue have been rectified. Monitor for future deterioration.			
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in fair condition. We were able to identify areas of impact damage throughout. Delaminating paint was noted about the paper towel holders. Allow for redecoration as part of the cyclical maintenance programme.		£550.00	
		Walls	Ceramic Wall tile area surrounding urinal and vanity unit.	Fair condition with no visible defects at the time of the survey. Consideration should be given for re-grouting tiles in years 5-10.			£275.00
		Floor	Vinyl laid onto solid floor construction	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Vinyl cove skirtings.	Generally appeared to be in satisfactory condition. No further recommendations.			
		Door	1No. Single leaf solid timber flush door.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Toilet fittings	3No. Ceramic WHB set into a vanity unit	Generally good condition requiring only minor attention/routine maintenance.			
		Toilet fittings	1No. Stainless steel urinal with high level cistern.	Generally good condition requiring only minor attention/routine maintenance.			
		Toilet fittings	1No. Ceramic WC with cistern set within cubicle.	Generally good condition requiring only minor attention/routine maintenance.			
	Room 10						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Ceilings	Suspended ceiling tiles in exposed metal grid/ Plastered subsequently painted	Generally appeared to be in good condition. Moisture penetration noted in the previous condition survey. No evidence of moisture staining to new ceiling. We would advise that ceiling is monitored for further deterioration.			
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£995.00
		Walls	UPVC curtain walling system with double glazed windows. Presumed to be historic external wall.	Generally appeared to be in fair condition. We were able to identify loose window openers to a number of window units. Consideration should be given for renewal.		£250.00	
		Floor	Carpet laid onto solid floor construction.	Carpets generally marked/worn to high traffic areas. Consideration should be given to renewal in years 1 - 5.		£1,250.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Architraves to be in fair condition. We were able to identify minor areas of impact damage to skirting. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Door	1No. Double leaf timber door with vision panels	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
	Room 11						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Damaged noted to a number of ceiling tiles. Allow to replace damaged tiles.		£75.00	
		Ceilings	Plastered and subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Walls	Masonry/timber walls subsequently plastered and decorated. / Stud wall plastered and decorated.	Generally appeared to be in fair condition. We were able to identify areas of impact damage throughout. Allow for redecoration as part of the cyclical maintenance programme.		£1,500.00	
		Walls	Ceramic tile wall surrounding WHB and water fountain.	Generally appeared to be in fair condition. we were able to identify dirt between joins which appear as a cosmetic defect. Allow for re-grouting in years 1 - 5.		£110.00	
		Floor	Carpet laid onto solid floor construction / vinyl laid onto solid floor construction.	Generally appeared to be in fair condition. Areas were noted not to match and the carpet surfaces were noted to be uneven in places. Vinyl flooring was noted to be dated. All flooring and edging strips should be considered for renewal.		£3,000.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Areas of marked and chipped paint. Allow for redecoration as part of the cyclical maintenance programme in years 1 - 5.		£1,300.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Door	UPVC timber door with vision panel.	Generally appeared to be in fair condition. Threshold was noted to be raised. Consideration should be given to reducing threshold to reduce trip hazards.		£250.00	
		Toilet fittings	1No. Stainless steel water fountain. 1No. Stainless steel sink with timber cupboards below.	Generally appeared to be in fair condition. Cupboards appeared dated and consideration should be given for renewal.			£875.00
		Window	1No. Internal single glazed timber window leading to toilets	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Wall mounted heating unit	2No. wall mounted gas heating units subsequently painted.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
	Room 12						
		Ceilings	Plastered and subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£300.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			£275.00
		Walls	Ceramic tile wall tiles.	Generally appeared to be in fair condition. we were able to identify dirt between joins which appear as a cosmetic defect. Allow for re-grouting in years 1 - 5.			£375.00
		Floor	Vinyl laid onto solid floor construction	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Vinyl cove skirtings.	Generally appeared to be in satisfactory condition. No further recommendations.			
		Door	1No. Single leaf solid timber flush door.	Generally satisfactory condition. Allow to redecorate as part of the cyclical maintenance programme.			Inc Above
		Toilet fittings	2No. Ceramic WHB set into a vanity unit with mirrors above	Generally good condition requiring only minor attention/routine maintenance. No further recommendations.			
		Toilet fittings	2No. Ceramic WC with cistern with timber dividing cubicle partitions	Generally good condition requiring only minor attention/routine maintenance. No further recommendations.			
	Room 13						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. 1No. Defective ceiling tile identified. Allow for replacing within the next 12 months.	£25.00		

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Walls	Stud wall plastered and decorated	Generally appeared to be in fair condition. Impact damage and stained paint was noted throughout. Allow for redecoration as part of the cyclical maintenance programme.		£550.00	
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. Flooring should be considered for renewal.		£650.00	
		Skirting's and Archs	Timber architraves subsequently decorated	Generally in satisfactory condition. We noted that skirtings have sustained minor impact damage and chipping to paint. Allow for redecoration as part of the cyclical maintenance programme.		£225.00	
		Door	1No. Single leaf solid timber flush door. 1No. single leaf timber door glazed vision panel.	Generally door were noted to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			
	Room 14						
		Ceilings	Suspended ceiling tiles in exposed metal grid.	Generally appeared to be in fair condition. We were able to identify a small section of metal grid which was broken. We would recommend that section is replaced.	£55.00		
		Walls	Stud wall plastered and decorated	Generally appeared to be in fair condition. Impact damage and stained paint was noted throughout. Allow for redecoration as part of the cyclical maintenance programme.		£1,100.00	
		Floor	Partially vinyl laid onto solid floor construction and partially carpet laid onto solid floor construction	Generally appeared to be in fair condition. Flooring should be considered for renewal.		£2,500.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally in satisfactory condition. We noted that skirtings have sustained minor impact damage and chipping to paint. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Single leaf UPVC door with double glazed vision panel.	Generally appeared to be in fair condition. Threshold was noted to be raised. Consideration should be given to reducing threshold to reduce trip hazards.		£250.00	
		Door	1No. Single leaf timber door with Georgian Wired glazed vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	
		Wall mounted heating unit	2No. wall mounted gas heating units subsequently painted.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Toilet fittings	1No. Stainless steel sink with timber cupboards below.	Generally appeared to be in fair condition. Cupboards appeared dated and consideration should be given for renewal.			£875.00
	Room 15						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in fair condition. No further recommendations.			
		Walls	Stud wall plastered and decorated	Generally appeared to be in fair condition. Impact damage and stained paint was noted throughout. Allow for redecoration as part of the cyclical maintenance programme.			£500.00
		Floor	Carpet laid onto solid floor construction with vinyl laid onto solid floor construction approximately 4m	Generally appeared to be in fair condition. Flooring should be considered for renewal.			£1,950.00
		Skirting's and Archs	Timber skirting boards and architraves, subsequently decorated	Generally in satisfactory condition. We noted that skirtings have sustained minor impact damage and chipping to paint. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Wall mounted heating unit	2No. wall mounted gas heating units subsequently painted.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Door	1No. Single leaf UPVC door with double glazed vision panel.	Generally appeared to be in fair condition. Threshold was noted to be raised. Consideration should be given to reducing threshold to reduce trip hazards.		£250.00	
		Door	1No. Single leaf timber door with Georgian Wired glazed vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	
		Toilet fittings	1No. Zip Chillmaster Series 2000 water fountain.	Generally appeared to be in satisfactory condition. No further recommendations.			
	Room 16						
		Ceilings	Plastered and subsequently painted. Visible joints between plaster joints.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Walls	Stud wall plastered and decorated	Generally appeared to be in fair condition.			£750.00
		Skirting's and Archs	Timber skirting boards and architraves, subsequently decorated	Generally in satisfactory condition. We noted that skirtings have sustained minor impact damage and chipping to paint. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Skirting's and Archs	Vinyl cove skirtings	Generally appeared to be in satisfactory condition. No further recommendations.			
		Floor	Carpet laid onto solid floor construction and vinyl laid onto solid floor construction to toilet area.	Generally flooring appeared to be in fair condition. No further recommendations.			
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
		Door	1No. Single leaf solid timber flush door.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	
		Toilet fittings	Ceramic WC with cistern	Generally good condition requiring only minor attention/routine maintenance.			
		Toilet fittings	Ceramic WHB wall hung	Generally good condition requiring only minor attention/routine maintenance.			
	Room 17						
		Ceilings	Plastered subsequently painted	Generally appeared to be in satisfactory condition. We were able to identify minor delamination to the surface finish of the central timber beam in centre of room. We would advise that ceiling is redecorated of part of the cyclical maintenance programme.		£250.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. We were able to identify patch repairs to paintwork throughout. Furthermore, service penetrations were noted not to be sleeved. We would advise that all walls are redecorated as part of the cyclical maintenance programme. Sleeve any service penetrations passing through walls with intumescent collars.	£75.00	£550.00	
		Floor	Vinyl laid onto solid floor construction	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Vinyl cove skirtings	Generally appeared to be in satisfactory condition. No further recommendations.			
		Door	1No. Single leaf solid timber flush door.	Generally appeared to be in fair condition. We were able to identify hardware missing from the door. We would advise that defective hardware is replaced. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Toilet fittings	3No. Ceramic WHB set into a vanity unit with ceramic tiles above.	Generally good condition requiring only minor attention/routine maintenance.			
		Toilet fittings	4No. Ceramic WC with cistern with timber dividing cubicle partition.	Generally good condition requiring only minor attention/routine maintenance. Some water noted to the floor around WC areas. Allow to investigate for leaks to WC/pipes.			
	Room 18						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in fair condition. No further recommendations.		£1,500.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Walls	Stud wall plastered and decorated.	Generally appeared to be in fair condition. We were able to identify cracking/damaged to the wall adjacent to the window. It is suspected to have been caused by defective window or leaking pipework. We would advise that opening up works are undertaken to determine the cause of the moisture ingress. Following this, allow for all making good works prior to redecoration.		£1,100.00	
		Floor	Carpet laid onto solid floor construction.	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.		£750.00	
		Floor	Vinyl laid onto solid floor construction	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.		£500.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated with boxed in pipework to internal side of external wall.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	
		Kitchen Units	Kitchenette with cooker. High level and low level units and stainless steel sink with mixer.	Generally appears to be in good condition with no visible defects. No further recommendations.			
	Room 19						
		Ceilings	Plastered subsequently painted	Generally appeared to be in good condition. Allow for redecoration as part of the cyclical maintenance programme.			£450.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in good condition. Allow for redecoration as part of the cyclical maintenance programme.			£1,150.00
		Floor	Carpet laid onto solid floor construction. Vinyl laid onto solid floor construction to Kitchenette area.	Generally appeared to be in good condition. Allow to replace in 5-10 years.			£2,000.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in good condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.			Inc Above
		Kitchen Unit	Kitchenette unit with stainless steel sink, Zip Hydroboil water heater and high level cupboard units.	Generally appeared to be in good condition. No further recommendations.			

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
	Room 20						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in fair condition, with a number of damaged tiles noted. Allow to replace			
		Walls	Stud wall plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£1,250.00	
		Floor	Carpet laid onto solid floor construction. Small area of vinyl laid onto solid floor construction.	Generally appeared to be in fair condition. Areas of staining identified to carpet. Staining was identified to vinyl flooring We would advise that flooring is considered for renewal.			£1,950.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Wall mounted heating unit	2No. wall mounted gas heating units subsequently painted.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow to redecoration as part of the cyclical maintenance programme.		Inc Above	
		Door	1No. UPVC door with double glazed vision panel	Generally appeared to be in fair condition. Threshold was noted to be raised. Consideration should be given to reducing threshold to reduce trip hazards.		£250.00	
		Windows	Timber framed window with plain glazing identified leading through to the adjacent toilets.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			
		Fittings	1No. stainless steel sink with unit below	Sink unit is broken.			
	Room 21						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in fair condition. We were able to identify 1No. Damaged ceiling tile. We would advise that ceiling tiles are replaced.	£25.00		
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We were able to identify areas of fine cracking adjacent to the external door, adjacent to the smart board and adjacent to the internal door. A number of previous fixings holes have been noted throughout. We would advise that cracks and previous fixing holes are filled prior to redecoration.		£1,500.00	
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. We were able to identify minor areas of staining to high traffic areas. We would advise that flooring is renewed.		£1,570.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of marked and chipped paint. Allow for redecoration as part of the cyclical maintenance programme.		£375.00	
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		In Above	
		Kitchen Unit	Small stainless steel sink with units below and worktop to side with ceramic tiles above	Generally appeared to be in fair condition. Consideration should be given for renewal.			£850.00
	Room 22						
		Ceilings	Plastered subsequently painted	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£250.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£500.00
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. No further recommendations.			£500.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of marked and chipped paint. Allow for redecoration as part of the cyclical maintenance programme.		£250.00	
		Door	1No Single leaf solid timber flush door	Generally door appeared to be in satisfactory condition. We were able to identify areas of marked and chipped paint to door. Furthermore, we identified what appeared to be a patched fire seal. We would advise that the instrument strips are replaced. Allow for redecoration in years 1 - 5 as part of the cyclical maintenance programme.	£125.00	Inc Above	
	Room 23						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in good condition with no visible defects. No further recommendations.			
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£1,750.00	
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. Consideration should be given for renewal.			£2,150.00

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of marked and chipped paint. Allow for redecoration as part of the cyclical maintenance programme.		£375.00	
		Toilet fittings	1No. Belfast sink on masonry stand with one course of ceramic tiles above.	Generally appeared to be in good condition requiring only minor attention/routine maintenance.			
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
	Room 24						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in good condition with no visible defects. No further recommendations.			
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£1,550.00
		Floor	Carpet laid onto solid floor construction.	Generally appeared to be in fair condition. No further recommendations.			
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£375.00
		Door	2No. single leaf timber doors with vision panel	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
	Room 25						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appears to be in fair condition. We were able to identify a number of stained ceiling tiles to the left hand side of the room. We would advise that ceiling tiles are replaced. Consideration should be given for complete renewal in year 5 - 10.			£2,500.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£1,550.00
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. We were able to identify areas of staining to carpet particularly high traffic areas. We would recommend that flooring is renewed.		£2,150.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£250.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					12mths	1-5	5-10
		Door	1No. Single leaf external aluminium door.	Generally door appeared to be in fair condition. We were able to identify minor condensation within the fanlight glazing. Consideration should be given for renewal of sealant to fanlights.	£150.00		
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Toilet fittings	1No. Belfast sink on masonry stand with one course of ceramic tiles above.	Generally appeared to be in fair condition requiring only minor attention/routine maintenance.		£125.00	
	Room 26						
		Ceilings	Suspended ceiling tiles in exposed metal grid	Generally appeared to be in satisfactory condition. No further recommendations.			
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We identified areas of impact damage / marks throughout. Delamination of paint and moisture ingress was visible. Moisture ingress is suspected to have been caused by raised macadam levels which have breached the DPC. We would advise that external macadam levels are reduced externally. Following this, we would advise that all making good works in undertaken prior to redecoration as part of the cyclical maintenance programme.		£7,500.00	
		Walls	Solid sliding folding partition	Generally appeared to be in fair condition. We identified bowing to the boarding located at high level. We would advise that this is re-adjusted prior to redecoration as part of the cyclical maintenance programme.		£1,750.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We were able to identify cracked/addled plaster above 1No. door reveal. We would advise that defective plaster is hacked off and re-plastered prior to redecoration.		£1,750.00	
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in fair condition. We were able to identify minor areas of marking and staining throughout. We would advise that carpet is replaced in years 1-5.		£1,950.00	
		Floor	Vinyl laid onto solid floor construction	Generally appeared to be in fair condition. No further recommendations.			
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£250.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
		Toilet fittings	1No. Stainless steel sink with unit below. 3 courses of ceramic tiling above.	Generally appeared to be in fair condition. No further recommendations.			
		Door	2No. Single leaf timber doors with vision panel.	Generally appeared to be in fair condition. We were unable to detect smoke seals to 1No. door. Hardware to both doors was noted not to be functional at time of survey. We would advise that hardware is re-adjusted in next 12 months. We would advise that door is redecorated as part of cyclical maintenance programme.	£150.00		£250.00
	Room 27						
		Ceilings	Plastered and subsequently painted	Generally appeared to be in satisfactory condition. Allow for redecoration as part of cyclical maintenance programme.		£275.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of marking/impact damage throughout. We would advise that all making good works are undertaken prior to redecoration as part of the cyclical maintenance programme.		£475.00	
		Floor	Carpet laid onto solid floor construction	Generally appeared to be in satisfactory condition. Consideration should be given for renewal within 5-10 years.			£550.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated	Generally appeared to be in fair condition. We were able to identify areas of marked/chipped paint throughout. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£100.00
	Room 28						
		Ceilings	Plastered and subsequently painted	Generally appeared to be in satisfactory condition. Allow for redecoration as part of cyclical maintenance programme.			£1,350.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of impact damage particularly near water fountain. Allow for all making good work prior to redecoration as part of cyclical maintenance programme.		£1,575.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in satisfactory condition. We identified a small are, circa 2.5 linear metres in length with no skirting board. We noted the skirting board behind water fountain has come loose. We suspect this has been caused by splashing water from the water fountain. We would advise that section of skirting is replaced.		£350.00	
		Floor	Carpet laid onto solid floor construction. Vinyl laid onto solid floor construction approximately 2m sq. to water fountain area.	Generally appeared to be in satisfactory condition. Consideration should be given for renewal within 5-10 years.			£1,275.00
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£100.00
	Room 29						
		Ceilings	Plastered subsequently painted	Generally appeared to be in satisfactory condition. Allow for redecoration as part of cyclical maintenance programme.		£350.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. We were able to identify areas of impact damage/markings to areas surrounding the door frame which have not been subsequently painted. We identified fine cracking to the walls throughout. We would advise that walls are redecorated as part of the cyclical maintenance programme. We would advise that cracks are monitored for further deterioration.		£950.00	
		Floor	Vinyl laid onto solid floor construction.	Generally appeared to be in satisfactory condition. Consideration should be given for renewal within 5-10 years.			£650.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£300.00	
		Door	Door is missing - previously a timber door with vision panel.	Door is missing. Allow to replace door.			
		Mechanical and Electrical	No natural or mechanical ventilation to this room.	We were unable to identify any mechanical or natural ventilation. Consideration should be given to fitting of a adequate ventilation system to meeting with current Building Regulations.	£5,000.00 (provisional sum)		
	Room 30						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Ceilings	Suspended ceiling tiles in exposed metal grid with Fujitsu mechanical air conditioning unit.	Generally appeared to be in fair condition. We were able to identify moisture staining to 1No. tile adjacent to air conditioning unit. We suspect that this has been caused by a defective air conditioning unit. We would advise that ceiling tile is replaced and further investigation works are undertaken to determine if the air conditioning unit is fully operational. Consideration for complete renewal should be given in years 5-10.	£250.00		£1,550.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in good condition. We were able to identify fine cracking above 2No. Door heads. Allow for all making good works prior to redecoration.			£1,675.00
		Floor	Carpet laid onto solid floor construction / suspended floor construction	Generally appeared to be in satisfactory condition. We were able to identify staining to high traffic areas. Consideration should be given for renewal within 5-10 years.			£1,275.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Single leaf solid timber flush door leading to store room.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£200.00
		Door	2No. Single leaf timber doors with vision panel	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			£550.00
	Room 31						
		Ceilings	Combination of suspended ceiling tiles in exposed metal grid and plastered subsequently painted.	Generally painted ceiling appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme. No further recommendations to suspended ceiling.			£1,260.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We were able to identify a crack from floor to ceiling height at ajoinment between rooms 30 and 27. We identified cracking/addled plaster to door reveal leading to room 24. Allow for all making good works prior to redecoration as part of cyclical maintenance programme.			£1,375.00
		Floor	Carpet laid onto solid floor construction vinyl laid onto solid floor construction.	Generally appeared to be in satisfactory condition. We were able to identify staining to high traffic areas. Consideration should be given for renewal within 5-10 years.			£850.00

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
	Room 32						
		Ceilings	Plastered subsequently painted	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£700.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£1,100.00	
		Floor	Vinyl laid onto solid floor construction.	Generally appeared to be in satisfactory condition. We were able to identify staining to high traffic areas. Consideration should be given for renewal within 5-10 years.			£850.00
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Single leaf timber door with vision panel	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Service Hatch	2No. Roller shutters identified	Generally appeared to be in satisfactory condition. No further recommendations.			
	Room 33						
		Ceilings	Plastered subsequently painted	Generally appeared to be in satisfactory condition. We were able to identify staining to the ceiling suspected to have been caused by heavy kitchen use. Allow for redecoration as part of the cyclical maintenance programme.		£850.00	
		Walls	Ceramic tile wall up to approximately 1.4m high. Masonry/timber walls subsequently plastered and decorated above.	Generally appeared to be in satisfactory condition. We identified minor areas of rough plaster/cracking about location of 1No. radiator. Delamination of paintwork finish was identified adjacent to window. Allow for all making good works prior to redecoration as part of cyclical maintenance programme.		£1,850.00	
		Floor	Tiled floor finish. Clay/concrete tiles throughout.	Generally appeared to be in satisfactory condition. We were able to identify staining to high traffic areas. Consideration should be given for renewal within 1-5 years.		£850.00	
		Skirting's and Archs	Timber architraves subsequently decorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£475.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Skirting's and Archs	Tiled skirtings.	Generally satisfactory condition. No further recommendations.			
		Door	1No. timber sliding door identified.	Door was generally noted to be dated. Consideration should be given to having door replaced within years 1 - 5 year. No further recommendations.		£550.00	
		Windows	1No. Single glazed roof light identified.	Generally appeared to be in poor condition. Roof light should be considered for renewal incorporating additional mechanical and natural ventilation.		£5,000.00	
		Kitchen Equipment	Kitchen Equipment	Stainless steel kitchen equipment appears to be dated. Kitchen equipment should be periodically cleaned and inspected as part of a maintenance programme by qualified individuals. Consideration for renewal in years 5-10.		£40,000.00	
	Room 34						
		Ceilings	Plastered subsequently painted	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We were able to identify areas of impact damage to paintwork throughout. In a previous survey, identification of an outbuilding was noted to be the cause of moisture ingress. This has appeared to have been rectified. No further recommendations.			
		Floor	Clay tile floor finish.	Tiled floor appeared to be in satisfactory condition, with no visible defects identified. No further recommendations.			
		Skirting's and Archs	Tiled skirtings.	Tiled floor appeared to be in satisfactory condition, with no visible defects identified. No further recommendations.			
		Door	1No. Single leaf solid flush door. 1No. Single leaf timber sliding door.	Generally doors appeared dated. Consideration should be given to replacing doors with new.		£1,100.00	
		Toilet fittings	Ceramic WC with cistern	Generally WC fittings appeared to be in satisfactory condition. Consideration should be given for renewal within 10 years.			£7,500.00
		Toilet fittings	1No. Ceramic wall hung WHB with ceramic tiles above.	Generally WC fittings appeared to be in satisfactory condition. Consideration should be given for renewal within 10 years.			Inc Above
	Room 35						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Ceilings	Plastered subsequently painted	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£450.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition. We were able to identify minor areas of impact damage and fine cracking above door head. Allow for redecoration as part of the cyclical maintenance programme.		£1,150.00	
		Floor	Timber strip floor covering.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£1,500.00	
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	We were unable to identify if any skirting boards were present due to stored materials. Architraves appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Door	1No. Double leaf solid timber flush door	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£475.00	
	Room 36						
		Ceilings	Plastered subsequently painted	Generally appeared to be in fair condition, however some signs of damp ingress due to roof leaks noted. Allow for redecoration as part of			£2,100.00
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in fair condition however some signs of damp ingress due to roof leaks noted. Allow for redecoration as part of the cyclical maintenance programme.			£2,950.00
		Floor	Timber strip floor covering.	Timber floor shows wear and requires refurbishment. We would advise that floor is refurbished in 1-5 years.		£5,000.00	
		Skirting's and Archs	Timber architraves subsequently decorated. Skirting's however left undecorated.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.			Inc Above
		Door	1No. Double leaf timber door with vision panel. 1No. Single leaf timber door with vision panel. 2No. Double leaf timber flush doors. 1No. Single leaf timber flush door.	Generally appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£650.00	
	Room 37 - 3No. Caretaker's Areas.						

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Ceilings	Plastered subsequently painted	Generally appeared to be in fair condition. We were able to identify areas which have been left undecorated and pipes running through ceiling which were noted to be unsleeved. We would recommend that any pipes running through the ceiling are be sealed with intumescent collars in accordance with current regulations.		£750.00	
		Ceilings	Plastered subsequently painted.	Generally appeared to be in fair condition. We were able to identify salts to the corner of ceiling. We would advise that moisture staining is monitored for deterioration. Allow for redecoration as part of the cyclical maintenance programme.		£375.00	
		Walls	Masonry/timber walls subsequently plastered and decorated / Masonry / timber walls subsequently not decorated.	Generally appeared to be in fair condition. We were able to identify areas of missing paint throughout. Fine cracking was noted to plaster throughout. Allow for redecoration as part of the cyclical maintenance programme.		£1,100.00	
		Floor	A combination of solid concrete floor, tiled flooring, and screeded flooring.	Generally appeared to be in poor condition. We identified areas of cracked screed about the floors adjoinment with the Hall. Due to the age of the tiles, it is unknown if these tiles contain asbestos. We would advise that flooring is replaced with a new antislip vinyl floor.		£1,950.00	
		Door	1No. Single left solid timber flush door.	Generally door appeared dated. Consideration should be given to replacing door with new.		£550.00	
	Room 38						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Walls	Masonry/timber walls subsequently plastered and decorated	Generally appeared to be in satisfactory condition. We were able to identify fine cracking above door head. We would advise that cracks are monitored for further deterioration. We were unable to comment on areas behind specialist sports equipment. Allow for redecoration as part of the cyclical maintenance programme.		£950.00	
		Floor	Vinyl laid onto solid floor construction.	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Timber skirting boards.	We were unable to identify if any skirting boards were present due to stored materials. Architraves appeared to be in fair condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation	12mths		
					1-5	5-10	
	Room 39						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Walls	Masonry/timber walls subsequently plastered and decorated.	Generally appeared to be in satisfactory condition. We were able to identify fine cracking above door head. We would advise that all making good works is undertaken prior to redecoration as part of the cyclical maintenance programme.		£450.00	
		Floor	Vinyl laid onto solid floor construction.	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
	Room 40						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£550.00	
		Walls	Ceramic tile wall to approximately 1.6 m high.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£650.00	
		Walls	Masonry/timber walls subsequently plastered and decorated from approximately 1.6m high to level height of ceiling.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£750.00	
		Floor	Vinyl laid onto solid floor construction.	Generally appeared to be in satisfactory condition. Allow for renewal in years 5-10.			£1,100.00
		Skirting's and Archs	Timber architraves subsequently decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Skirting's and Archs	Vinyl cove skirtings	Generally appeared to be in satisfactory condition. No further recommendations.			Inc Above
		Boxing to piping	Timber boxing to piping.	Generally appeared to be in fair condition . We identified sustained impact damage. Allow for redecoration as part of the cyclical maintenance programme.		£295.00	
		Toilet fittings	2No. Ceramic WHB set into a vanity unit.	Generally appeared to be in satisfactory condition. No further recommendations.			
		Toilet fittings	1No. Stainless steel urinal with high level cistern	Generally good condition requiring only minor attention / routine maintenance.			

**ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY**

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Toilet fittings	1No. Ceramic WC with cistern in timber dividing cubicle partition.	Generally good condition requiring only minor attention / routine maintenance.			
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
	Room 41						
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£350.00	
		Walls	Masonry/timber walls subsequently plastered and decorated from approximately 1.6m high to level height of ceiling.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£750.00	
		Walls	Ceramic tile wall to approximately 1.6 m high.	Generally appeared to be in satisfactory condition. Allow for re-grouting as part of the cyclical maintenance programme.		£950.00	
		Boxing to piping	Timber boxing to piping.	Generally appeared to be in fair condition . We identified sustained impact damage. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Floor	Vinyl laid onto solid floor construction.	Vinyl in generally satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Vinyl uplifts.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		Inc Above	
		Door	1No. Single leaf timber door with vision panel.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.		£275.00	
		Toilet fittings	3No. Ceramic WC with cistern with timber dividing cubicle partition.	Generally good condition requiring only minor attention / routine maintenance			
		Toilet fittings	Ceramic WC with cistern in timber dividing cubicle partition.	Generally good condition requiring only minor attention / routine maintenance.			
	Room 42	No access available at the time of the survey. (Previous Condition Survey issued)					
		Ceilings	Plastered subsequently painted.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			
		Walls	Masonry / timber walls subsequently plastered and decorated.	Generally appeared to be in satisfactory condition. Allow for redecoration as part of the cyclical maintenance programme.			

ST MICHAEL'S C of E PRIMARY SCHOOL, GRIMSARGH
CONDITION SURVEY

Ref	Location	Element	Description	Condition/Recommendation			
					12mths	1-5	5-10
		Floor	Exposed concrete floor.	Generally appeared to be in satisfactory condition and generally free from defects. No further recommendations.			
		Skirting's and Archs	Timber skirting boards and architraves subsequently decorated.	Generally appeared to be in satisfactory condition. Allow for all making good works prior to redecoration.		£75.00	
	Room 43 - Boiler House	No access available at the time of the survey.					



Roof Survey Report

Grimsargh St. Michael's C of E Primary
School
Preston Road, PRESTON
PR2 5JU, England

23rd September 2019
Project Reference: B193491/1

PREPARED FOR:
Joe Walmsley
Cassidy & Ashton

PREPARED BY:
Chris Rea
Area Technical Manager
07825 795280
c.rea@bauder.co.uk

Contents

1	Introduction	3
1.1	Description of Building and Weather Conditions	
1.2	Roof Access	
1.3	Confirmation of Client brief	
1.4	Roof Plan	
1.4.1	Roof Areas 1-3	
2	Existing Roof Construction	5
2.1	Core Sample Analysis	
2.1.1	Roof Area 1	
3	Issues and Considerations	6
3.1	Roof Areas 1-3	
3.1.1	Existing Waterproofing	
3.1.2	Falls	
3.1.3	Drainage	
3.1.4	Upstands and Details	
3.1.5	Plant	
4	Proposals	11
4.1	Roof Area 1, Roof Area 2 and Roof Area 3	
4.2	Proposed Waterproofing System	
4.3	Budget Price	
5	Health & Safety and Construction Design Management	14

1 Introduction

Further to our site inspection we have prepared the following survey report based on the current condition of the existing roofs. This survey report is based on our visual inspection of the roofs together with our exploratory core test samples where possible. It should be noted that core test samples are taken to identify the existing roof construction to deck level and to provide an indication of the roof condition. Due to the limited number of core samples that can be practically taken on a roof, Bauder Ltd cannot be held responsible for any changes in roof build-up in areas where core samples have not been taken.

1.1 Description of Building and Weather Conditions

Building use – Educational

Height in Storeys: - 1

The weather conditions at the time of our survey inspection were overcast and raining
The Roof surface at the time of our survey was wet

1.2 Roof Access

Roof access was gained externally using a single storey surveyor's ladder.

1.3 Confirmation of Client brief

To carry out an evaluation and produce a condition report for the flat roof areas concerned, together with specification proposals for upgrading the thermal performance and renewing the waterproofing system.

Introduction

1.4 Roof Plan

1.4.1 Roof Areas 1-3



Any measurements displayed on the map above are approximated and are therefore not to be used in tenders.

2 Existing Roof Construction

2.1 Core Sample Analysis

Core samples are taken as a method of confirming the existing deck and waterproofing system construction and provide indicative feedback regarding general condition. Please note that the findings are representative only of the particular location tested and this is used to give general guidance as to the likely overall condition and deck construction.

2.1.1 Roof Area 1

No. of core samples taken:	1
Construction Type:	Warm Roof
Surfacing:	Slate mineral finish
Waterproofing:	BS747 Built-up bituminous membrane system
Insulation:	Rigid PUR/ PIR board
Vapour Control:	Bituminous membrane vapour control layer
Roof Deck:	Plywood panels
Internal inspection:	No internal access available at the time of our inspection
Condition of core sample:	The roof is in a reasonable condition and can be overlaid taking the opportunity to upgrade the insulation to comply with current building regulations.



Overview of the core sample taken. There is a good level of insulation and appears to be dry and generally free from water damage. This roof can be overlaid following suitable repairs.



Confirmation of the 90mm of insulation within the build-up on roof 1. Due to the adverse weather and access restrictions, we were unable to take a sample of roofs 2 and 3. A visual inspection was undertaken.

3 Issues and Considerations

3.1 Roof Areas 1-3

3.1.1 Existing Waterproofing

The waterproofing system on roofs 1 and 3 although not particularly old, is showing a number of defects including; surface oxidisation, cracks, splits, shrinkage, blisters, rucks and signs of repair. Roof area 2 is a fibreglass roof but this has been poorly detailed and is allowing water through. It would be sensible to consider the refurbishment now to ensure that the detailing issues can be resolved while the main roof areas can be overlaid. This will keep the cost and disruption to a minimum.



General view of roof area 1.



General view of roof area 2.



Overview of roof area 3. This could not be accessed due to the glazed canopy at the front of the building. Visually, the waterproofing appears to have been poorly installed and should be removed and replaced.



There have been a number of patch repairs undertaken due to water ingress into the building on roofs 1 and 2, in particular where the two areas meet.

Issues and Considerations



The laps on roof area 1 are beginning to shrink and pull apart. This area is in a good enough condition to overlay.



View of the problematic junction between roof areas 1 and 2.



Roof area 2 is fibreglass and has hairline cracks throughout. This has been installed directly to untreated plywood which will deteriorate over time. This should be stripped, re-deck and replaced with a suitable system.



Another general view of roofs 1 and 2.

3.1.2 Falls

The existing falls have been created within the roof structure during construction that are considered adequate and generally functional.

3.1.3 Drainage

The existing external rainwater system has been poorly installed/maintained and is causing problems. The internal outlet on roof 3 needs to be replaced.

Issues and Considerations



Example of the plastic rainwater goods to the pitched roofs.



The rainwater goods are blocked and water is overflowing.



Roof 1 discharges onto roof area 2 which is ponding. There is also 1no chute on roof 1.

3.1.4 Upstands and Details

Requirements for waterproofing at upstands and details

Codes of Practice (BS 8217: 2005) dictate that the minimum height for waterproofing upstand detailing is 150 mm, taken from the finished surface. Perimeter kerbs should be a minimum height of 50 mm above the finished surface and detailed with a welged drip detail or edge trim.

There should be no mechanical penetrations to kerb waterproofing or need for secondary weathering. Kerbs that are weathered with mechanically fixed metal capping or concrete copings are categorised as 'abutment upstands' and must comply with the minimum height requirement of 150 mm.

This minimum height rule applies equally to upstands to roof lights, pipes, vents and door and window thresholds.

Waterproofed upstand detailing is usually weathered with lead or metal counter-flashings, metal capping and cladding. Termination bars should only be used when fixing to concrete abutments, where no provision exists for other forms of secondary weathering.

Issues and Considerations

Gaining access to re-waterproof the abutment behind tiles/ slates

The lower courses of tiles/ slates from the adjacent abutment will need to be removed in order to allow access to re-waterproof the upstand behind and if necessary extend the supporting lay-board.



When the roofs are refurbished its important that the lower courses of tiles are removed and the change in level ply-clad. This will enable the new system to be taken onto the pitched roofs and terminated correctly. These areas are potentially an area of water ingress at present.

Increasing the height of perimeter kerbs

When the waterproofing is refurbished the perimeter check kerbs will not provide a 50mm upstand above the finished roof level. As a consequence the perimeter kerb will require raising.

Necessity for extending the existing perimeter fascia boards

By increasing the height of the perimeter kerb detail it will be necessary to include provision for either adding to the existing fascia boards or completely renewing them.

Removing existing extractor vents to increase the kerb height

The existing powered extractor vents need to be removed to allow the kerb to be raised to provide the required minimum height.

Issues and Considerations



The upstand height on the 2no ventilation units on roof 1 is far too low and these will need to be raised.

Extending the existing soil vent pipes - roofs 1 and 3

The change in surface level, once the new waterproofing system is installed, will necessitate extending the existing soil vent pipes. This is to ensure there is sufficient provision for forming the waterproof upstand detailing to the pipes and fitting any secondary weathering collars.

3.1.5 Plant

The roof mounted AC unit on roof 3 appears to be functional, this is positioned on or very close to the roof. We assume this is to be retained on the roof following any refurbishment of the waterproofing. Unfortunately it will not be possible to refurbish the area of waterproofing beneath the AC unit due to its proximity to the waterproofing membranes. They will require temporary disconnection and relocation while the roof is refurbished.

4 Proposals

4.1 Roof Area 1, Roof Area 2 and Roof Area 3

- The existing waterproofing requires localised repairs to remove any damaged, wet or defective areas and be made good prior to overlaying with the new waterproofing system.
- New Bauder Refurbishment Outlets are to be installed that are compatible with the new waterproofing system and suitable for the connection to existing drainage pipework. As refurbishment outlets fit within existing outlets or pipe work, it is important that the flow rates of the new outlets are compared against the current outlets to ensure that drainage performance is not reduced or otherwise confirm if additional drainage provision may be required.
- The external rainwater system is in poor condition and should be completely replaced as part of the roof refurbishment works.
- The lower courses of tiles from the adjacent abutments will need to be removed to re-waterproof the upstand. This work should include provision for extending the lay-board to accommodate the change in surface level imposed by the new insulation in order to comply with the required minimum upstand height. As a consequence of these works, the lower course of tiles may need adjusting.
- The height of existing perimeter check kerbs must be increased to provide a minimum 50mm upstand above the finished roof level. The perimeter is to be raised to one consistent level around the full roof area.
- An additional depth of fascia board is to be installed to cover the new perimeter kerb. Alternatively the existing perimeter fascia boards could be renewed in their entirety. Any new fascia system to be installed to cover the perimeter kerb should be manufactured from a maintenance free material to offer a life expectancy that is at least comparable to the guarantee of the new waterproofing system. This avoids the risk of disturbing the waterproofing system or affecting the roof guarantee, should the existing fascia require replacing whilst the roof remains in-situ. Full details of the system and scope of works to the fascia boards is to be included within the main client specification/ schedule of works.
- The external guttering should be re-positioned and connecting pipework modified upon completion of the roof work.
- The existing powered extractor vents mounted on builders kerbs will need to be decommissioned and temporarily removed in order to allow the kerb to be raised to the required minimum height and then re-waterproofed. Provision should be made for modifying any internal linings etc.
- Provision should be made for extending the existing soil vent pipes in order to accommodate the increase in the finished surface level resulting from the thickness of the new waterproofing system.
- The roof mounted AC units are to be disconnected and temporarily relocated while the roof is re-waterproofed. The AC units are then to be repositioned on suitable surface protection and reconnected.

4.2 Proposed Waterproofing System

Roof Areas 1-3

Bauder Total Roof System (BTRS)

The Bauder Total Roof System (BTRS) includes the most advanced bitumen membranes currently available. The system offers the highest levels of performance supported by the most comprehensive guarantee in the market. For maximum flexibility our membranes are manufactured using highly modified SBS elastomeric bitumen and very high tensile reinforcing layers that means this sophisticated waterproofing system offers the ultimate flat roof solution.

Where required the system will include Bauder PIR insulation with a choice of either glass tissue or aluminium facing offering versatility in installation methods for both the insulation and the membranes. Bauder insulation provides excellent thermal performance and has outstanding dimensional stability and compressive strength, achieving an "A" rating in the BRE Green Guide. BTRS is suited to both new build projects and the refurbishment of existing buildings.

Guarantee Information

This system is supplied with a 20 year guarantee that covers products, workmanship, design, consequential damage and financial loss. Full terms and conditions are available by request.

Key Features

- Insulation and waterproofing products are all manufactured by Bauder resulting in complete system compatibility and single source responsibility.
- Robust and extremely durable waterproofing that minimises the risk of physical damage and is capable of withstanding foot traffic.
- This BBA certified system with FAA fire rating has been extensively used in the UK for over 30 years with proven durability in service. This provides complete peace of mind to specifiers past and present.
- 5mm cap sheet with high tensile strength and choice of 3 colours.
- Bauder site technicians monitor and sign off each installation and provide up-to-date inspection reports directly to our clients via email.
- Bauder provides installation training for our approved company operatives ensuring the highest quality of workmanship is maintained.
- Reliable application in both high and low ambient temperatures – enables all year round installation.
- Reduced rain noise to gain an extra credit under point 5 of section 4 of BREEAM education 2008 for most projects.

4.3 Budget Price

An accurate budget price will be provided by one of our approved contractors and will be sent direct under separate cover.

5 Health & Safety and Construction Design Management

Bauder believes in promoting a strong safety culture at all times. Our Staff will adhere to the appropriate risk assessments and method statements as required under the Health and Safety at Work Act 1974 and Work at Height Regulations 2005. It is the client's duty of care to advise of any specific health and safety issues pertaining to the project as required under the Work at Height Regulations 2005.

As part of our duty of care we would like to draw attention to the following information:

The HSE Guide H&S in Roof Work (HSG33) states that **all** roofs should be treated as fragile unless declared otherwise by a competent person. Please refer to the Work at Height Regulations 2005 provision 9 for information on working with fragile/suspected fragile roof areas. Under the Health and Safety at Work Act 1974 Sections 3 and 4, it is the responsibility of employers and anyone who controls the work of others to ensure so far as it is reasonably practicable that persons are not exposed to risks that impact on their health and safety. Appropriate control measures must be in place before any work or contact with a fragile/suspected fragile roof area commences.

Safe access and egress to a roof is a major risk and requires careful planning. In particular, the following are likely to be fragile:

- Non reinforced fibre cement sheets e.g. asbestos
- Corroded metal decking
- Woodwool slabs
- Rotten chipboard or similar
- Stramit
- Slates or tiles
- Old roof lights
- Glass (including wired)

Specifying non fragile rooflights will help reduce the risk of falls from height. A non-fragility rating is required by the HSE (Health and Safety Executive) in order to comply with CDM (Construction Design and Management) Regulations 2015.

We draw your attention to your duties under the Construction (Design and Management) Regulations 2015. Regulation 4, Client's duties in relation to managing projects states that the client must make suitable arrangements for managing a project, including the allocation of sufficient time and other resources. Regulation 5, Appointment of the Principal Designer and the Principal Contractor states that where more than one contractor will be working on a project at any time, the client must appoint a Principal Designer and a Principal Contractor.

Please note that although Bauder will assist with the roof waterproofing system design, we will

not undertake the role of Principal Designer.

It is always the responsibility of the contractor to carry out a risk assessment on all aspects of the contract. The 'Safe2Torch' checklist is solely for guidance for the safe installation of torch-on reinforced bitumen membranes and use of gas torches in the workplace.