









Building: Chlorination
Gilman Pond Road
Newport, New Hampshire

Condition	
1	Fully operational, new, recently replaced
2	Fully operational, 0-25% of life expectancy used, no issues, no concerns,
3	Fully operational, 25-50% life expectancy used, periodic problems
4	Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed
5	Operational only with constant attention, 100% life expectancy used, failure imminent

Priority is scaled 1-10 with 1 being urgent

Architectural							
	This brick building, built in 1954, has had two additions; one of which was poorly constructed. The main addition was constructed in 2001 to accommodate equipment tanks; at this time a sloped metal roof was installed over the new addition and existing flat tar and gravel roof which was constructed of poured concrete						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
	773,Exterior Note:	5	0	3	\$7.00 lineal ft.	Re caulk building joint	

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	744,Roofing	2	8	10	\$2.50 sq.ft.	A gable roof was over framed on the existing concrete slab and has been covered with a metal roof. Monitor for need to paint		
	743,Paint Surface	5	5	5	\$2.50 sq.ft.	Paint all surfaces or add vinyl per the rest of the building and paint door.		
	742, Exposed wood	5	3	7	\$1,000	Flash roof to keep water off brick. Finish wood with vinyl soffit and trim adding drip Edge to project water away from siding.		
	741,Brick					Brick veneer and stucco CMU addition.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Structural

This is a one-story, gable roof building with plan dimensions of approximately 15’ x 35’. The original building, measuring 15’ x 15’, was constructed circa 1954. The original building has a full basement, which houses chlorination equipment. The building was later expanded with a 15’ x 20’, one-story addition. The addition has no basement and it houses a large chlorine tank. The building has a low-pitch gable roof, with standing seam metal roofing.



The walls of the building are 8” thick load-bearing concrete masonry. The front and end elevations of the building have a 4” brick masonry veneer. The roof is wood frame construction. However, direct inspection of the framing was precluded to access limitations. Ancillary to the building is a small tool storage shed, comprised of a flat, wood-framed roof on concrete masonry unit enclosure. The main building includes a narrow concrete loading dock along the long (roadside) front side of the building.

Structural issues include:



Loading dock: The loading dock has been undermined by water flow along the street side of the building. The dock is constructed in two separate sections, one original to the 1954 building, and the other as a part of the later tank addition. Both sections are seriously undermined and exhibit very significant settlement.

Construction joints between the two principal phases of construction: The joint between the 1954 building and the tank addition needs to be sealed and caulked.

Tool shed: This minor addition, including the perimeter CMU walls and the wood framed flat roof, is poorly constructed and is in poor condition. This shed should be demolished and reconstructed, if it is still needed.



Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		
530,Slab					Precast concrete block slab/loading dock has settled, top surface slopes towards the building.	
529,Slab					Exterior grade-supported slab/loading dock has been undermined.	

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	528,Masonry					Masonry Block addition is no longer used and masonry is in poor condition (especially the mortar). Recommend demolition of the addition.		
	527,Canopy					Canopy overhang inadequately framed and in poor condition.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Mechanical								
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	617,500 Gallon pad mounted LP Gas tank					<p>Serves generator and floor mounted heater on lower level.</p> <p>This is maintained by LP Gas supplier.</p>		
	616,Wall-mounted slop sink	3 Fully operational, 25-50% life expectamcy used, periodic problems	5 Years	5	\$1,000 per fixture	<p>Domestic cold water only. Water heater on lower level is no longer in service.</p> <p>Building is not always occupied.</p>		





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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	241, Plumbing					Gray water discharges to outside culvert. Wastewater comes from one lavatory in upper level. Building does not have domestic hot water.		
	239, Electric water heater	5	0	10	\$400	No longer in service. Abandoned in place. Recommend removal of inoperable equipment.		
	238, Gas fired Empire heater.	3 Fully operational, 25-50% life expectancy used, periodic problems	5 Years	5	\$2,000	Vented through sidewall vent kit. Unit is only means of heat for building. Recommend annual service.	 	

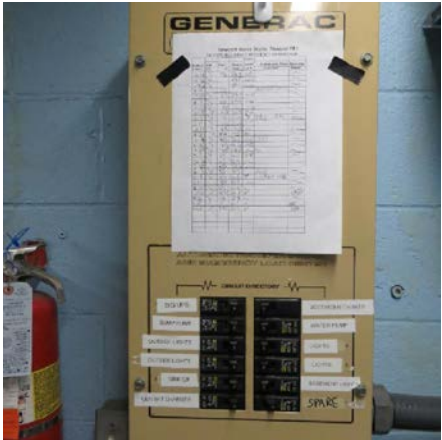

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Electrical

Electrical								
Equipment		Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
619,10 KVA pole-mounted transformer		2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power through underground service to the building. Maintained by power supplier.		
618,14 KV pad mounted LP gas-fired generator w/ 50 – AMP circuit breaker Generator was installed in 2012.		1 Fully operational, new, recently replaced	20 Years	10	\$10,000	Provides emergency power for the complete building.		
615,Surface mount panel board		4 Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	5 Years	6	\$600			

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	614,Generac generator automatic transfer switch Unknown installation date	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,200	Panel appears to be older than generator.		
	613,Electrical Meter for the building	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$2000	Fed from underground piping. Maintained by power supplier.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
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Site								
	There is no pavement on site and gravel appears to work for this use. Should maintain gravel as deliveries are made by trucks. See previous notes about paving if desired.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	Gravel	3		10		Unless there is a specific requirement for pavement the only recommendation would be to re-grade the unpaved areas, placing new gravel as necessary to fill any shallow or depressed areas.		