



Building: Maintenance Shed




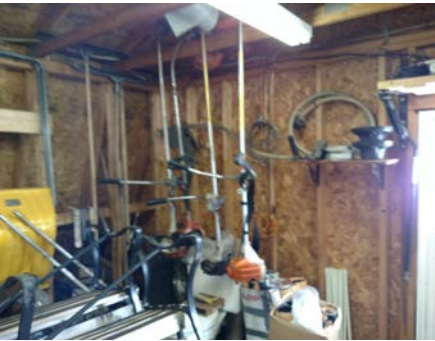
Newport, New Hampshire

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								
	Basically a two car garage with second floor storage. Every inch is being utilized and well organized. Could use some maintenance items such as 12" pvc trim at base of siding, paint and if the backhoe is staying, potentially extend the roof to provide some cover at a minimal cost. It would make sense to provide an 8-10' apron in front of the garage doors and extend a sidewalk to the main door.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	701,Exterior Note:	5	3	5	\$2.50 sq.ft.	Paint or stain all surfaces.		


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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	700,Asphalt Shingle	4	5	7	\$7.00 sq.ft  800 sq.ft  \$5,600	Roof is nearing end of life and should be scheduled for replacement		
	699,Exterior Note:					Could add roof over backhoe by extending top roof pitch supported on columns.		
	899,Exterior Wood Siding	3	5	6	\$15.00 lineal ft. For PVC skirt board	T-111 too close to grade,cut back bottom, flash and install synthetic base material.		
	697, Finish					Interior is very organized with no finish		


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

	<p>This is a small, manufactured, two-bay garage, sited near the ambulance building. The building is of relatively recent vintage and was reportedly purchased from Lavallee Building Products. The building is of wood frame construction, with asphalt shingle roofing over a wood truss gambrel roof. The exterior walls have T1-11 plywood siding.</p> <p>The main floor of the garage is used for lawn equipment maintenance. The upper floor is entirely under the roof structure and is presently utilized for storage of lawn, park and maintenance equipment.</p> <p>The structure is lightly framed, particularly with regard to the upper floor. Due to the gambrel roof configuration, there are kneewalls supporting the roof structure that bear on the joists of the upper floor. Given this arrangement, the amount of stored materials and equipment on the upper floor level is a concern. It is recommended that the stored materials currently on this floor be relocated and that future loads on this floor be limited to a maximum of 25 pounds per square foot.</p> <p>The exterior siding extends down to within 2-3 inches of the surrounding grade. As a result, the lower edges of the exterior plywood siding are rotting, particularly on the front and south elevations.</p>						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		
	899,Exterior wood siding					Rot/deterioration of T1-11 siding due to proximity to surrounding grade.	

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	898,Floor framing					Second floor is used for storage - floor is lightly framed and the floor partially supports the gambrel roof. Floor was heavily loaded with stored equipment and materials at the time of this visit. Recommend removal of stored materials and equipment from this floor.		

Mechanical


	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	640, 119,000 BTU oil fired boiler  Make: Columbia Emerald series  Model: EM-85	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$8,500	Produces heating water to fin tube radiation and provides domestic hot water throughout the building.  Boiler is vented through a sidewall vent kit.		





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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	639,Fin tube enclosure has been compromised	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$150 lin ft.	Aluminum fins have been damaged and the enclosures have been removed.  Recommend to comb fins and install enclosures to allow the transfer of cold air over the heating element.		
	638,Water Entrance					Maintained by water dept.	 	
	631,275 Gallon fuel tank	4 Operational, 50- 75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	\$1,500	Tank is located outdoors.  Recommend inspection of surface rust on bottoms seams of tank.		





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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	635,Floor mount tank type toilet, floor mount lavatory/slop sink	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000 per fixture	Fixtures are not used by many people.		

Electrical



	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	637,25 KVA pole- mounted transformer	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power through overhead service.  Transformer is located on pole adjacent to number 40 Pearl St.  Maintained by power supplier.		
	633,Security Camera					Unknown if this camera reports to anyone or anything.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	634,100 AMP service surface mount Panel	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1000			
	632,Electrical Meter	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Maintained by power supplier.		

Site							
	Basically a gravel parking lot. Typically maintain as such, could add hard pack for a better serving surface.						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	Pavement					The 2-car garage associated with the Ambulance Building, appeared to have pavement just at the front garage doors, but was unpaved on the other sides.		
	Gravel/Pavement	4		5	PF \$7.17 sq.ft.  250sq.ft  \$1,792	Maintain gravel surface  At minimum , add apron and walk to door.	