



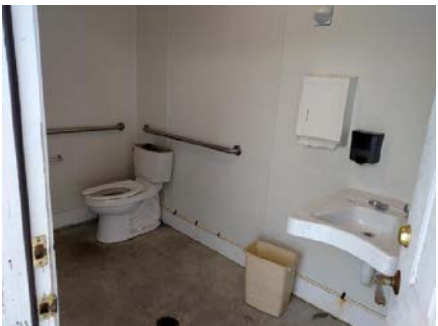
Building: Horsey Bath House
Meadow Street
Newport, New Hampshire

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							
	A simple unheated building that is closed down in the winter. Comprised of two bathrooms and a concession serving area. Materials are simple and should provide long service with the exception of a more durable material for the bottom 12" of the T-111 siding.						
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
	682, Exterior Note:	1	8	10	\$2.50 Sq.ft. \$15.00 lineal ft. For PVC skirt board	T-111 siding in good repair. Will need 12" removed eventually with the addition of synthetic surface.	

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	681,Flooring	1	40	10		Bare concrete, stud wall, concession stand.		
	680,Exterior Note:	1	15	10	\$2.50 sq.ft. 300sq.ft. \$750	Metal roofing. Probably only paint vs full replacement		
	679,Flooring	1	30	10		Bare concrete with FRP covered walls. Other than cleaning there should not be ongoing wall/floor repair		

Town of Newport, Building Assessment July 31,2017

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
Structural								
	This is a small, rectangular, one-story building, providing concession and rest room facilities for the adjacent baseball field. This building is of contemporary wood frame construction. The building has corrugated metal roofing over a plywood deck, supported on prefabricated metal plate connected wood roof trusses. All of the walls are of conventional wood frame construction. The exterior walls are sheathed with painted T1-11 plywood siding. The foundation frost walls are comprised of reinforced concrete. The floor is a grade-supported concrete slab. The date of construction is unknown. The roof has a relatively long (4 foot) eave overhang on both sides. The east side faces Meadow Street and includes a brick-surfaced sidewalk area under the eave overhang. The west side faces the baseball field and features a wood-framed deck (with wood-simulated plastic decking) raised approximately 1 foot above the surrounding grade, with two rows of aluminum spectator seating beneath the eave overhang. Structural issues are as follows: 1. West side exterior deck framing and supporting posts may be subject to premature deterioration due to proximity to grade. 2. Roof trusses are bearing on both the interior and exterior walls. Trusses of this configuration are designed to clear span the building and bear on the exterior walls only (and not on the interior wall). The importance of this condition is greatly mitigated by the short span length of these trusses.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	897, Truss					Roof trusses are bearing on the center demising wall - this wall should not be load-bearing.		
	896, Floor Framing					Exterior deck facing baseball field: deck framing and posts are too close to grade and will be subject to premature rot as a result.		

Town of Newport, Building Assessment July 31,2017

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

Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	Y98,Electric water heater	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000	Provides hot water to one lavatory.		
	Y99,Floor mounted tank type toilet, wall mount lavatory with single handle cold water faucet	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$1,000 Per fixture	Bathrooms are only fed with cold water. Building is not used in winter months.		

Electrical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	Y100,One surface mount panelboard	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$500	Provides power to lighting, receptacles and water heater. Building is closed for winter months.		

Town of Newport, Building Assessment July 31,2017

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

Site

Located on Meadow Street there is no paving associated with this location. Sidewalks around this building are brick and appear in good condition.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
Y101,Small strip of pavers	1	30	10		No work scheduled other than maintenance for 30 years		