

Town of Newport, New Hampshire

Building Assessment | July 31, 2017



Building: Pine Grove Cemetery
6 Sunapee 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

Two wood framed buildings on this site. First building is vinyl covered and in basically good condition with some minor maintenance issue. Second building, while older and proportionally appealing, this building is probably too far gone to salvage. Very unique novelty siding and wood framing resting on the ground with dry rot, ant damage and many pests living underneath.

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		
						Building One right Building Two far right		
	BUILDING TWO							
	817,Exterior Note:	5				Various locations of animal living under floor.		
	816,General Comment:	5				Framing is rotted and pulled away from walls.		
	815,Exterior Note:	5				Building was built on the ground or stones that have vanished, this can be fixed but will be expensive.		

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
								
	814,Exterior Wood Siding	5				Painted novelty siding that is not produced, should be painted but only if there is desire to correct other deficiencies		
	813,Asphalt Shingle	5	2-5	4	\$7.00 sq.ft. 900 sq.ft \$5,600	Asphalt roof is at the end of its life and should be replaced. Given the condition of the rest of the building , there is no rush if no work is done to the building.		
	BUILDING ONE							
	812,Exterior Note:	4	2-5y	4	\$2,500	This building has rot in the bottom plate. It appears that a slab was installed and the frame moved on top of it , portions of the bottom plate are rotted and should be repaired.		

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	811, Exterior Note:	1	20	8	\$300	Repair vinyl		
								
	810, Exterior Note:	5	2-5y	6	\$250	Repair rot in frame.		
	809, Exterior Vinyl					Siding in general good condition.		

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	808,Paint Surface	4	5	4	\$2.50 sq.ft.	Paint wood surfaces.		
	807,Asphalt Shingle	3	5	6	\$7.00 sq.ft. 1,192 sq.ft. \$8,344	Asphalt shingle roof looks to be at the end of its service life. While not leaking, plan on replacement within 5 years.		

Structural

Building One:

This is a one-story, wood frame, gable roof maintenance garage used for the storage of lawn equipment. The plan footprint dimensions are approximately 16’ x 30’. The original date of construction is unknown, but the building probably dates from the 1950s or 1960s. The gable roof has asphalt shingle roofing installed over a wood board deck, supported by 2x6 rafters. The rafters are tied at the eave level. There is no loft or attic floor, although some long materials have been stored lying across the ceiling ties. The exterior walls are of 2x6 construction. There is no interior-side finish on the walls (the studs are exposed to view). The exterior wall sheathing is comprised of 1” boards. The building has white vinyl clapboard siding that appears to be a recent improvement to the original structure. The floor is a grade-supported, cast-in-place concrete slab. The building has a concrete foundation, the depth of that foundation below grade is unknown. This garage has a vehicular door on its west elevation. That door has been recently replaced.

Comments:

- 1. Exterior vinyl clapboard siding is missing or damaged near grade level, two locations, south elevation and west elevation, SW corner.
- 2. Rafters lack upper collar ties and are undersized for span and load conditions.
- 3. West gable end wall is warped. This condition is evident due to the new vehicular door installation.
- 4. Insufficient distance between the wall sill plates (wood framing and siding) and the surrounding grade.

Despite the above issues, this building is in much better condition than the neighboring Cemetery 1/Garage 1 building.

Building Two:

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
This is a one-story, gable roof maintenance building, with a rear shed addition. The plan dimensions of the building are approximately 18’x20’ (excluding the rear shed). This building has a wood framed floor and is not utilized for storage of vehicles. The date of construction is unknown, but this is an older building, probably circa 1930, or earlier. The building has asphalt shingle roofing over a wood board roof deck, supported on rough cut 2x6 rafters. The exterior walls are of 2x6 construction with shiplap interior wall sheathing and exterior clapboards. The attic space under the eaves is accessible via a hatch in the ceiling. The attic space is largely unused, except for some light storage. The main floor of the building is wood framed, with the floor level at or near the surrounding grade elevation. The building has a dry laid stone masonry foundation. Structural Issues: 1. Partial main floor collapse and separation from the exterior wall and foundation – this failure is extensive and is still in progress. This occurs along the north wall of the building and again near the east entry door. 2. Foundation wall failure and cave-in along the north and east sides of the building. 3. Undersized 2x6 roof rafters, no collar ties. 4. Roof shingles are in poor condition. 5. Rear shed addition is in very poor condition, the shed roof rafters are undersized (those rafters are installed on their weak axis) and the roof is separating from the supporting bearing walls. 6. Paint system failure is widespread on exterior clapboard siding 7. Wood framing and exterior walls extend down to the surrounding grade level, resulting in rot in wall, siding and floor framing components. This building has outlived its useful life and is now in hazardous condition.								
Equipment		Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
BUILDING ONE								
895,Bearing Wall						Rot/deterioration of wall sill plates.		
894,Vinyl						Vinyl siding needs repair/ replacement on S and W elevations.	 	

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	BUILDING TWO							
	892,Paint Touch Up					Exterior clapboard siding - paint system failure.		
	891,Rafters					Roof rafters (2x6) undersized for span condition.		
	890,Rafters					Roof rafters undersized for span condition, no collar ties or ridge beams.		
	889,Rafters					Rear shed addition roof separating from the supporting walls - rafters installed on weak axis - not structurally sound.	 	

	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	888,Foundation					Foundation collapsed – undermined.		
	886,Floor Framing					Floor framing is rotted and collapsing along north wall and at east side entry door.	 	
								

Site

	Pavement for this cemetery exhibits significant alligator cracking, edge cracking, raveling and aggregate polishing. This appears to be the result of a combination of very old pavement over a poor or non-existent gravel base, which would allow for freeze/thawing cycles to stress the pavement and break it down over time.							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	Pavement	5	3	5	PF \$7.17 sq.ft. 61,000 sq.ft. \$437,370	• Existing asphalt should be removed, along with sufficient depth of removal of existing base course gravel (if any) and subgrade soil.		