Building: Pollards Well

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

Brick building housing well pump . Utilitarian, could use some maintenance outlined in the report

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos
751,Exterior Note:	2	50	7	$250	Install down spout to scupper.	

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	750,Exterior Note:	4	8	3	$2.50 sq.ft	Paint door and frame, clean vent.		
	749,Exterior Note:	4	8	4	$1,000	Remove dirt to show 6” of foundation grade swale to drain to rear.		
	526,Exterior Brick	3	50	5	$5.00 sq.ft.	Re-point brick. under old electrical service entry at rear corner		
	746,Exterior Brick	4	50	7	$1.50 sq.ft.	Clean brick		

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		

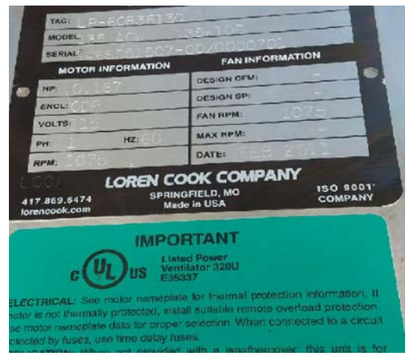
Structural

This is a one-story, flat roof building measuring 14' x 20', constructed to enclose the well pump.
The perimeter walls are load-bearing. The interior surfaces of the perimeter walls are concealed by wood paneling. The structural core of these walls was not visible for inspection, but they are believed to be of 8" of concrete masonry construction, with a 4"exterior brick veneer.
The roof structure was not accessible for inspection as it is concealed by a plaster ceiling, it is believed to be framed using dimensional lumber rafters clear spanning the 14' dimension of the building. The floor and foundations are of reinforced concrete construction. The original date of construction is not known.
There were no structural deficiencies of note. Replacement of the electrical service to the building was ongoing at the time of this inspection.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		

Mechanical

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
254,Fire Hydrant							

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	252,1000 Gallon pad mounted LP tank					Supplies gas for generator. Unknown if gas supplier maintains tank or if tank is town owned. Unknown date of install.		
	250,COOK Sidewall exhaust fan Model 135ACW Installed in 2011.	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	25 Years	10	$3000.00	Fan exhausts the general area.		
	247,Water Entrance	3 Fully operational, 2-50% life expectancy used, periodic problems	15 Years	10		This building does not appear to have a water meter installed but is equipped with a pressure reducing valve.		

Electrical

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	253,Two - 37 1/2 KVA pole mounted transformers					Provides power to building through underground service. Transformers are maintained by power supplier. Disconnect on pole will be removed as the new service entrance is being currently installed. Maintained by power supplier.		
	251,Kohler-80 KW LP Gas fired pad mounted generator Installed in 2000	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	$55,000			
								

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
								
	249,Electrical disconnect	1 Fully operational, new, recently replaced	25 + Years	10	$2,000	Being installed during our visit.		
	248,Ceiling hung 5 KW electric unit heater Make: Electromechanical Model: CI-5A Unknown date of install	4 Operational, 50-75% life expectancy used, occasional problems, frequent repairs needed	5 Years	5	$1,500	Maintains heat for this building. Recommend a second source of heat due to water in this building. A gas fired wall/floor mount heater that still produces heat during a power outage is preferable. Although this building is equipped with a generator the current electric heater could fail.		

	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	246,Generator switchgear	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	$5,000			

Site

No paved sidewalk or parking area around building. Access to the site is from a gravel drive off Pollards Mills Road near the intersection with Unity Road. Overall, gravel surfaces are in fair condition with the only recommended improvement to be re-grading the surface and adding additional gravel as necessary to level out the graded areas. If hard paving were planned for this site, such construction would likely require the installation of a full pavement box section including wearing surface, bituminous base, base course and subbase gravels, and possible catch basins/drainage structures.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
859,Pavement	2	25	10	14,823 sq.ft Incl. drive	Pump station and gravel parking/ access area. Access towards Pollards Mill Road.