









Building: Unity Springs PRV
 Unity 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								
	Brick building housing pressure reducing valve. Utilitarian and could use some maintenance outlined in the report							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	785, galvanize roofing	3	15	7	\$10.00 sq.ft.	Clean debris off roof, inspect and coat if there is any rust showing.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	783,Paint Surface	4	4	5	\$2.50 sq.ft.	Paint door and any other exposed wood or metal.		
	782,Exterior Note:	4	5	5	\$200	Cut back branches that overhang building and roof.		
	781,Paint Surface	5	5	4	\$2.00 Sq.ft	Stain all wood surfaces.		
	779Exterior Brick	2	50	8		Exterior brick in good condition.	 	

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

	<p>This building is a valve house. The building is approximately 10 feet square. The building has a full basement. The valve is located in the basement. The first floor only serves to provide access to the basement hatch, by which water works personnel access the valve for servicing.</p> <p>The roof is a gable configuration. The basement floor, first floor and perimeter foundation walls are of cast-in-place concrete construction. Above grade level, the wall and roof construction is entirely concealed by interior and exterior finishes, but the building appears to be of wood frame construction. The roofing is corrugated metal.</p> <p>The perimeter walls are load-bearing (i.e., supporting the roof framing). The walls have an exterior brick masonry veneer extending from the floor elevation up to a height of approximately 9 feet. Above the top of the brick, the exterior walls have exposed board and batten siding. The wood siding exists for a height of approximately 12” immediately below the eave lines and also on the gable ends. The walls have an interior gypsum panel finish. There are no interior partition walls within this building.</p> <p>The age of this building is unknown.</p> <p>No significant structural deficiencies were noted.</p>							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			




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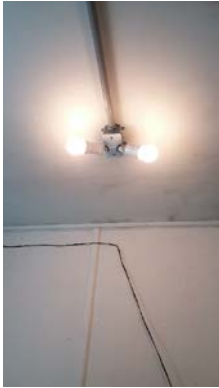
Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate		

Electrical

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
245, One - 10 KW pole mounted transformer	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power to building through overhead service.		
243,Electrical disconnect 30 AMP fuse panel	3 Fully operational, 25-50% life expectancy used, periodic problems	5-10 Years	7		\$600		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	242,Electrical meter	2	12	10	\$250			
	244, light	2	15	10	\$150			

Site								
	No pavement or gravel on site nor path other than natural soils							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	