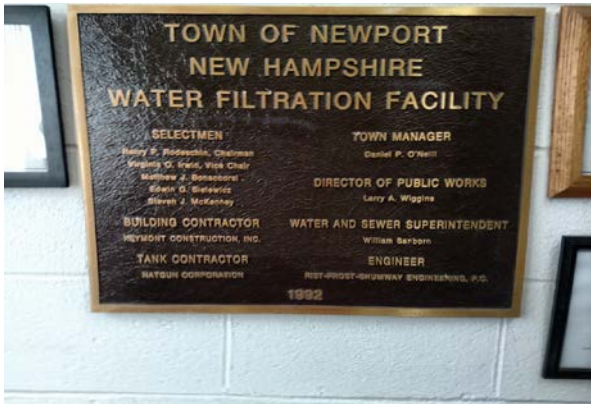


Building: Water Filtration Plant
Unity Rd.
Newport, New Hampshire



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

This building was built in 1992 for its intended use. Constructed of CMU and concrete plank it is a very durable building and should be functional for a very long time. Minor maintenance issues of siding repair, rust on OH door and eventually asphalt shingle replacement.

Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
752, Exterior vinyl	1	25	7	\$300	Repair vinyl		

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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	754,Roof	4	0	4	\$7.00 sq.ft. 1,800 sq.ft. \$12,600	Roof installed in 1992 is nearing end of life		
	753,Law					Facilities do not meet ADA		
	756, Repair	4	3	4	\$2.50 Sq.ft	Repair rust on OH doors and man doors		
	756,Paint	4	4	5	\$2.50 Sq.ft	Paint wood surfaces		




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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
Structural								
	<p>On-site review of this facility was focused on the building proper. The adjacent above-ground water tank and the three partially buried reinforced concrete sand filters at the rear of the building were not reviewed for this report. This is a one-story water treatment facility, rectangular in plan, constructed circa 1992. The building is rectangular in plan, measuring approximately 18’-8” x 72’. This facility has a full basement which houses an extensive water supply piping network. The main floor is primarily dedicated to utility maintenance and support needs.</p> <p>The foundations and basement floor of the building are of cast-in-place concrete construction. The main floor is a one-way, cast-in-place concrete slab, supported on the perimeter foundations and integrally cast interior concrete floor beams. The floor beams are single span beams, spanning the short dimension of the building. The perimeter first floor exterior walls are load-bearing concrete masonry construction, with an exterior vinyl clapboard siding. The hip roof structure has asphalt shingle roofing. The roof framing is comprised of metal plate connected wood trusses, spanning the 18’-8” narrow dimension of the building. The attic space was not accessible at the time of this visit and accordingly direct review of the roof trusses was not possible.</p> <p>The rear side of the building is constructed integrally with the sand filters. The sand filters are buried, and accordingly the grade elevation at the rear of this facility is 8 feet or more higher than at the front of the building. Minor cracking was observed in the concrete floors of the basement and the main floor, none of which was judged to be a serious concern.</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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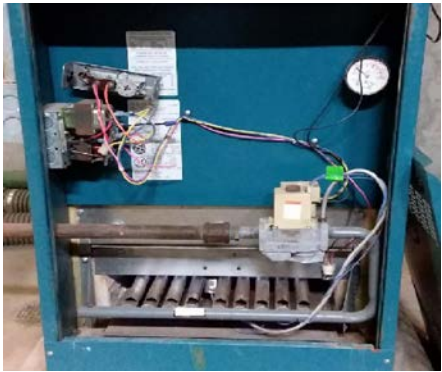


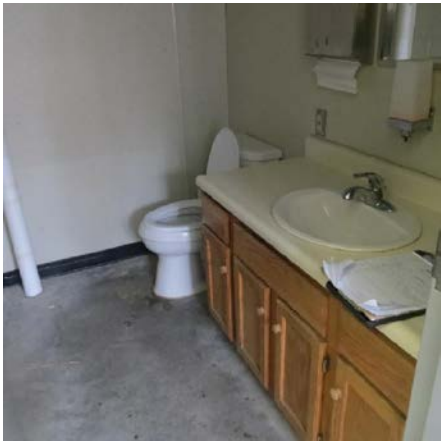
Mechanical

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate			
	Water Entrance with remote read meter					Water is provided from Gilman Pond.		
	608,1,000 Gallon above-ground propane tank	1 Fully operational, new, recently repaired	25 Years	10		Tank provides propane for building. Tank is newly installed and well protected.		
	590,1000 Gallon Septic Tank & leach field	1	15	10	\$10,000-\$15,000	Located by the entry point to the building from the road. Recommend site survey to document exact location.		
	235,Sewer Ejector Pump w/tank alert alarm	Cannot see pump			\$5000	Ejects sewage to 1000 Gallon septic tank. Installed with original construction of building in 1992.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	605,UH-1 Trane ceiling mounted fan powered unit heater	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$2,500	Heater provides heat for upper level area. Typical heater throughout building in open areas		
	604,UH-2 Trane ceiling mounted fan powered unit heater	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$2,500	Heater provides heat for upper level area. Typical heater throughout building in open areas		
	234,UH-3 Trane ceiling mounted fan powered unit heater	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$2,500	Heater provides heat for lower level area. Typical heater throughout building in open areas.		
	233,40,000 BTU gas fired water heater 30 Gallon capacity Make: RUDD Model: PH30PT	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$1,000	Water heater is atmospherically vented to the boiler vent pipe up through the roof. During our visit, the gas was turned off to this appliance. Recommend inspection of five piping and review connection into five riser.		




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	equipment	condition	Est remaining Service life	priority	cost	remarks &recommendations		
	232,164,000 BTU oil fired boiler MAKE: Burnham Model: 206PS-TEI2 MFG: 12/1998	3 Fully operational, 25-50% life expectancy used, periodic problems	10 Years	10	\$8,500	Boiler provides heating water to fin tube radiation and ceiling hung unit heaters throughout building through two pipe insulated system. Boiler is atmospherically vented with B vent piping up through the roof. Maintain annual cleaning.		
								
	606,Floor mounted tank type toilet, counter mounted lavatory with single handle faucet	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$1,000 per fixture			



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

	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations		
	609,15 KW pole-mounted transformer	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10		Provides power through underground service to the building. Maintained by power supplier.		
	611, 120/240-volt 200 AMP single phase surface mount panelboard with main disconnect switch and generator transfer switch	3 Fully operational, 25-50% life expectancy used, periodic problems	15 Years	10	\$3,000			
	610,Electrical Meter For the complete building					Maintained by the power supplier.		

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	equipment	condition	Est remaining Service life	priority	cost	remarks & recommendations		
	607,10 KW LP gas fired pad mounted generator Make: GENERAC Model: 0052811	2 Fully operational, 0-25% life expectancy used, no issues, no concerns	15 Years	10	\$6500	Unknown date of install.		

Site

	Unless there is a specific requirement for hard-paved access and parking at the Water Treatment Plant; the only recommendation would be to regrade the unpaved areas front of station and access road, placing new gravel as necessary to fill any shallow or depressed areas							
	Equipment	Condition	Est. Remaining Service Life	Priority	Cost Estimate	Remarks & Recommendations	Photos	
	881, Drive	1	25	9		Overall, gravel surfaces are in fair condition with the only recommended improvement to be regrading the surface and adding additional gravel as necessary to level out the graded areas.	