

Report of the Inspection Committee
Fayston, Vermont

To: Board of Civil Authority

From: Jared Cadwell, Lisa Osborn-Koitzch, Ed Read, Tom Bisbee, Rick Rayfield

Date: July 12, 2013

Re: Inspection of property at 24 Beaver Pond Road, Fayston, Vermont, owned by Linda and Raemon Weston

Inspection was made on July 12, 2013 at 8 a.m. Raemon Weston was present and accompanied the inspection committee.

The residence is located on Beaver Pond Road. It is well maintained and is situated in the building envelope as prescribed by the sub-division permit. The house was built in 2012. The lot has been cleared to the boundaries established by the building permit. About $\frac{3}{4}$'s of the lot is forested. The lot contains two undevelopable wetland zones; one state certified and one town certified. A Washington Electric power line crosses the property in a south-north path.

The condition of the house is variable; for example, portions of the exterior siding have bowed due to moisture damage but elements of the interior finish work are very good. The inspection committee noted that the siding is OSB material; a low grade, particleboard. The inspection also noted that decking material is pressure-treated lumber. The landscaping is incomplete and there are temporary stairs to one of the exterior entrances.

The house consists of 2 bedrooms, 2 baths, and an open living/dining/kitchen area with vaulted ceiling. There is a full basement. The frame is post and beam; the interior walls are sheetrock/studded. The heating system is radiant floor and runs through the entire first floor and the second floor bathroom area. The living room area contains a hearth that meets minimum requirements for wood stove connection and has no basement or chimney masonry.

The value under appeal is \$299,000.

Note: Current appraised value of the hearth is \$4500.00. The heating system is rated for 100% of the house. The porch decking/construction is valued at approximately \$18,000.00. Exterior siding is of lower quality.

Respectfully submitted,
Inspection Committee