

Report of the Inspection Committee  
Fayston, Vermont

To: The Board of Civil Authority  
From: Lisa Koitzsch, Chuck Martel, Mike Jordan: Site Inspection Committee  
Date: July 15, 2018  
Re: Inspection of property at 1558 Tucker Hill Road, owned by Michael Miskulin

A Site Inspection was made on July 13, 2018 at 9:00 a.m. Mr. Miskulin was on the premises but did not accompany the Inspection Committee. No Listers were present.

The residence is located on Tucker Hill Road in Fayston, Vermont. It appears to be well maintained and is set into the hillside of a sloping lot. The house is a timber frame and appears to be approximately 20 years old. There is a small storage barn just below the house next to the driveway. There is also a two-car garage with a finished apartment above it that appears to be approximately 5 years old. Most of the 10.8 acres appears to be forested and the house is surrounded by a well-tended lawn, some stone walls and steps, and some shrubs and flowers. There is a narrow view through the trees and there is a small pond that sits below the house.

The highest and best use of the property is residential, as currently used. The house is in good condition, although there appears to be some water damage/staining on the tongue & groove wooden ceiling in the interior and at the base of some of the doors and windows on the exterior. The garage/apartment appears to be in very good condition.

The house has three stories. The main level consists of a large kitchen with a long breakfast island and an area for dining, a living room, a den/bedroom, and a bathroom. The upper level has a large bedroom and full bath along with a loft area overlooking the living room that is used as a home office. There is a woodstove in the living room. The lower level has a utility room, a bedroom, a small bathroom, a large living area and a storage room. There are several storage closets throughout the house. On the main level, there is a front entrance porch with stairs and a back deck that is approximately 20 feet long and 6 feet wide. There is also a large covered porch with a tin roof on one side of the house that has two built in storage areas.

The garage is a two-bay garage with a small work area. Enclosed stairs lead from the garage up to the apartment. There is a bedroom, a bathroom, a living area and a large kitchenette. There are a couple of skylights in the main living area. There is a small walkout 6 x 6 deck on the backside and a covered 20x6 deck on the frontside. There are two storage bays at either end of the front deck.

Respectfully,

BCA Site Committee:  
Lisa Koitzsch, Chuck Martel, and Mike Jordan