

John McCloy property evaluation appeal to Board of Civil Authority (BCA), Fayston Vermont

Inspection Report 11 September, 2020

The initial BCA hearing was on 9 September, 2020. John McCloy had emailed photos which were not received in time to distribute at the hearing. Mr. McCloy described the outstanding repair issues with the residence which the photos depicted, some interior and some exterior. The minutes of the initial BCA meeting in this appeal describe the presentations of the Listers and Mr. McCloy.

This is the report of the Inspection Committee appointed on 9 September 2020- Jared Cadwell, Chuck Martel, Peter Forbes, and Rick Rayfield. Two members of the Committee viewed the exterior of the property on separate site visits on 10 Sept (Jared and Chuck), and Rick visited the property on 11 Sept.

On 11 Sept the Inspection Committee met and reviewed the photos submitted of the McCloy residence interior and exterior outstanding repair issues, and shared their observations of the exterior. The use of photos, in lieu of an in-person inspection of the interior, is allowed due the safety restrictions demanded by the Covid-19 epidemic. However, the inspection committee acknowledges that the inability to physically inspect the interior of the home at this time, prohibits us from judging the true scope of the damage portrayed in the photos. In addition, we could not judge the degree of damage in relation to the entirety of the interior of the house.

Based on the photos and the site visits to the home, the Inspection Committee reports that Mr. McClure's description of the particular problems on the exterior of his 50 year old residence were accurate. The exterior wood batten on board siding is cracked in some places, rotting and mossy near ground level in other places. The residence is tucked in the trees, so this is, by design, a shaded and damp location. (See photos C D) The roof appears to be leaking both to the interior (photos F, G,H, I, J) as well as in exterior covered areas (See photos A, B). However, the leaking is limited enough that bookcases and taxidermy remain in place under leaking areas, and no emergent roofing repair was reported. Various water-related failures can be seen in the photos- such as staining of wood ceiling, drywall repair, and tile damage. A bath faucet and damaged tile floor are also shown, relating to a nonfunctioning bathroom. (See photos K, L)

We find that Mr. McCloy's descriptions in the initial hearing appear to be accurate based on the photos provided and the site visits conducted. However, we did not see anything that contradicted the Listers' assessment of the relative level of defects in a building of this kind and age.

Jared Cadwell, Selectman and JP
Chuck Martel, Selectman
Peter Forbes, JP
Rick Rayfield, JP

Pages 2 and 3 are photos submitted by John McCloy, and captioned by Rick Rayfield