

Julian Scott Building Inspection Report

8/13/26 Duncan Hastings with 8/20/26 updates

Notes from House inspection:

I transferred a flood high water (2023) line from the Municipal building to the Julian Scott House. I borrowed the Highway Dept laser level to transfer this line. The high water was just under the window ledges (3") on the East side of the house. That translates to app 16" to 18" of water on the first floor. If the building were to remain on site, one can assume elevating approximately 3 feet would be necessary to prevent water from inundating the first floor, *using the 2023 flood levels as a base line.*

Exterior siding: The main part of the house and two sides of the ell has blue aluminum siding. It appears the original clapboards are beneath the aluminum siding (intact in at least one location where the siding was pulled back. More investigation would be needed) The building (except new windows and doors) appears to be original trim and is painted white.

Roof: The roof is sheet steel roofing and appears to be in good condition. It is not known what is beneath the sheet steel. There is no visible sag in the roofline or eaves.

Windows and Doors: Both are of modern vintage. Windows are double glazed and I assume the doors are insulated. *(update) The larger windows are 32" x 60" and are standard double hung, double glazed plastic "replacements" windows in good condition. Most of the other windows are "awning style casement" crank out windows and are double glazed. One of the upstairs bedroom windows is a "picture window" style with small double hung windows on each side. Also double glazed. Overall condition of exterior windows is good and none are in need of replacing (with the exception of the basement windows).*

The basement windows had been sealed with a combination of sprayed foam (on the inside) and plywood covers (with insulation between) on the outside. I have made new screen windows and installed them to allow for air circulation in the basement, which was very moist. The casings of all four basement windows are rotted and in need of replacement. Basement air circulation is much improved after installation of screens and is drying out nicely.

Exterior doors are all relatively new plastic insulated doors and where there is glass they are double glazed. Someone broke into the building by forcing the back door and broke the door jams.

Interior features: Some of the floors on the first floor are narrow strip maple. Some of the flooring is composite "click panel" flooring. It is not known what is beneath any of the flooring. Second floor is primarily composite flooring. It is not known what is beneath this flooring either.

Interior walls appear to be sheet rock. Insulation is sprayed foam. Walton Shattuck (a previous owner) reported the walls had been lined with brick. One assumes that was all

removed when it was foam insulated. Most of the first floor has wainscot panels to approximately 30".

All fixtures and appliances (except toilets) have been removed. Electrical switch plates have been removed. *(update) Everything has been removed! No kitchen counters, sinks, stoves, dishwashers wall cabinets, refrigerators, hot water heaters, etc. Toilets and (damaged) built in showers remain in the bathrooms but no sink/vanity. There were propane gas heaters located in the main open spaces upstairs and down, which have been removed. There were baseboard electric heaters in the bedrooms which (with one exception) have been removed.*

There are washing machine dryer hookups, but no appliances.

All interior doors have been removed.

Foundation and Basement: The basement floor is concrete. The foundation walls under the "main" portion of the building is a combination of dry laid stone (to approximately ground level) and poured concrete wall on top of the stone foundation (probably following the 1927 flood). The laid stone foundation appears to be in good condition with no sign of bowing walls or cave ins. I could not see any obvious cracks in the concrete "cap". The concrete cap is approximately 16" to 18" high (I did not measure).

The foundation under the "ell" is poured concrete and is a full foundation. Walton Shattuck stated that the original ell was destroyed in the 1927 flood and rebuilt by the then owner. Seems likely that the house was raised and the new foundation (and the caps on the stone foundation) were poured at that time. The concrete shows evidence of "board" forms rather than plywood forms so the 1927 timeframe makes sense.

(Update) There is a "sump in the floor where there ahd been a sump pump. The suimp pump has been removed. Water from the sump pump was pumped out through a PVC line through one of the basement window.

Flooring system: *(Update) I have inspected the first floor, system more carefully, given the amount of moisture in the basement. There is a transverse center beam (app. 8"x8") in the middle of the building (running widthwise). There are two sets of floor joists (2"x8") app. 13' long that run the length of the building either side of the center beam to the sills. A 13' span for a floor joist which is a 2x8 is quite long, as is a 20' span for a center beam. I am sure there must have been wooden posts to help support these spans at one time. There now approximately 12 metal "lolly columns: in place supporting the floor system.*

I checked a lot of the floor joists for rot by probing them with a knife. The vast majority of the floor joists I probed were sound with the blade of the knife penetrating less than 1/4". The center beam does show signs of rot and has been reinforced and repaired. It should be looked at by a competent contractor. There are a couple sections of flooring that were removed and one where new floor joists were installed. These appear to be related more to changes in floor plan layout than rot, but it is impossible to know for sure.

Heating system: There is an old oil furnace in the basement which clearly has not been used in recent past *(update)* *The furnace was a boiler for baseboard hot water. There is no evidence of hot water baseboard units on either floor. As mentioned above, there is evidence that propane gas space heaters were used as a heat source, as well as baseboard electric units in the bedrooms.*

Water, Sewer, Plumbing Systems: Water and sewer lines exit the building on the north side facing Rte. 15. *(update)* *Water and sewer provided by the Village of Johnson. Sewer and water lines are still connected the Village lines. Drain and waste lines are all PVC. As mentioned above there are no sinks or fixtures connected the D&W lines and in some cases the fixtures were disconnected from the lines by being cut off. Hot and cold Water lines are all PEX piping. As with the D&W lines, they are not connected to any fixtures and similarly some have been simply cut off.*

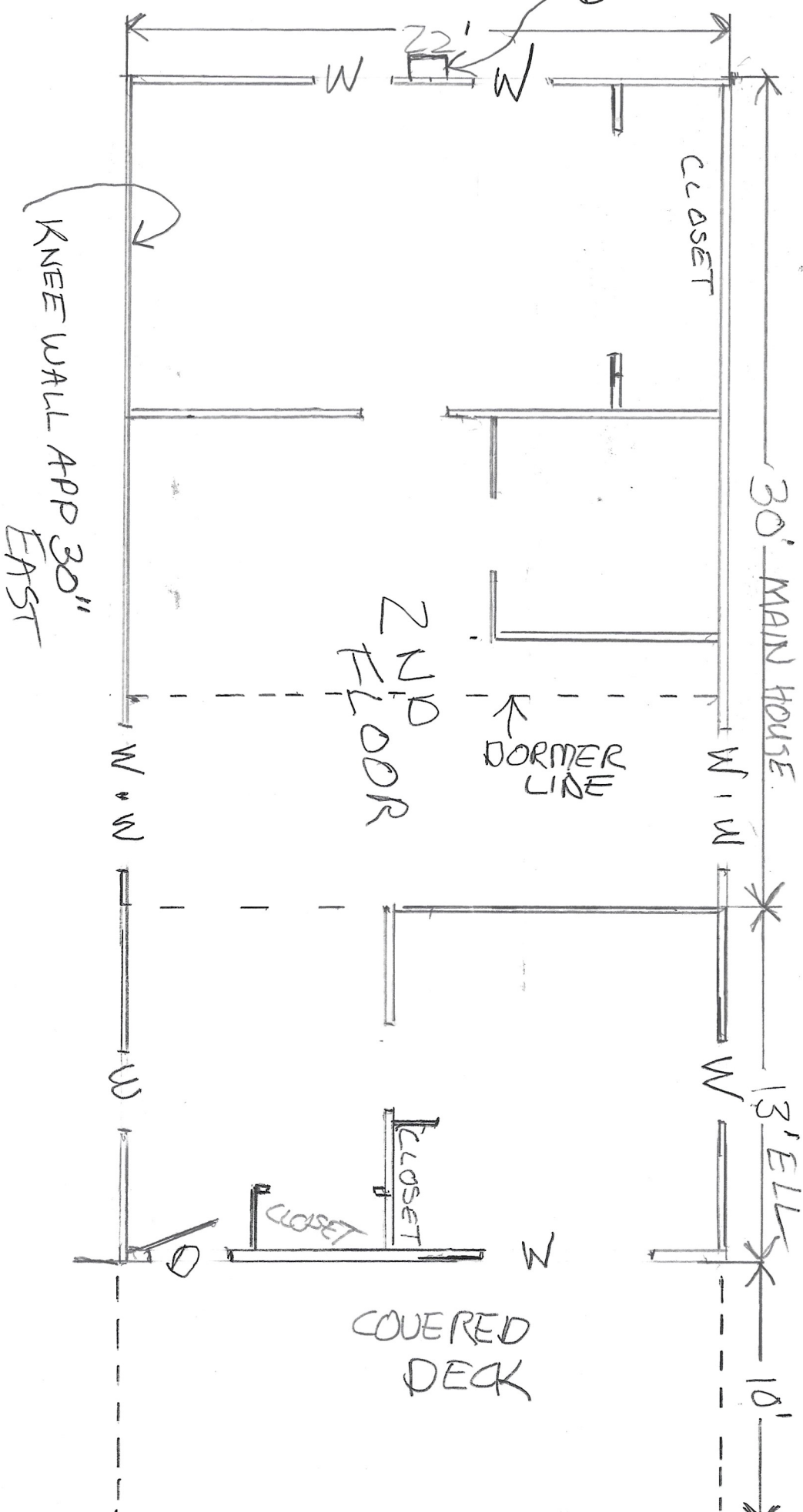
Electrical System: The meter socket and mast head have been removed and instead of disconnecting the wire feeding the panel from the meter socket, the wire was cut with a saw. The wire from the street has been removed.

(Update) *The wiring in the building is all "romex" type wiring and appears to be in good condition. There are sub-panels in the upstairs and downstairs. As mentioned above the meter box and mast head have been removed. Since there are no "main breakers" in either sub-panel I assume the main breakers were incorporated into a combination meter/breaker box (removed). I also assume that both the upstairs and downstairs were served by separate 100 amp services (based on the estimated electric load requirement of each apartment), but this is speculation on my part, since the box has been removed.*

While I am by no means a qualified building inspector, my assessment is that the building is generally in good condition, especially given the fact that the main part of the house was built in the 1840's and has survived several flood events, including the devastating 1927 flood.

This report is made for the purpose of providing a generic condition assessment of the building and should not be considered conclusive as to any needed repairs or specific building condition. It is recommended that a professional building inspection be considered by the Johnson Selectboard prior to making any decisions involving future use of this building.

RTE 15
CHIMNEY



WEST

SCALE 3/16" = 1'

WEST

30' Main House

EL

RTE 15

CHIMNEY

22'

W

W

12'

12'

9'

11'

CLOSET

73"

10'6"

13'6"

1ST FLOOR

17'6"

12'6"

13'

INSET PORCH

FLOOR LINE

FLOOR

30"

FOUNDATION

MEASURED TO FLOOR LINE HERE. WRITE 18" ON FIRST FLOOR

PORCH/DECK 2ND FLOOR

3/4" = 1' SCALE

EAST

SCALE 3/16" = 1'

