



November 9, 2021

Lisa M. Bragg
Town of Strafford
PO Box 27
Strafford, VT 05072
selectboard@straffordvt.org

Reference: Structural Inspection of Strafford Town office
227 Justin Morrill Highway, Strafford, Vermont

Dear Lisa,

As requested, on September 29, 2021, I met with you and Jeffery Solsaa at the above referenced site to complete a structural review of damage caused by a recent telephone pole failure at the northwest corner of the building. During the site visit, I noticed several conditions that had worsened since my previous visit in July of 2019. As requested, this report is provided to summarize the conditions and reiterate the desperate need for building maintenance and repairs.

During review of the back-stair damage, I discovered that the north porch roof and the slab supporting it had both visibly degraded since my 2019 inspection. In my July 19, 2019 report concerning the building, the north porch was already in poor condition but at that time the porch was planned to be removed. The porch has continued to degrade and several of the posts are damaged and the exterior stair has continued to settle. In addition, grade against the building has been changed and as a result, water from a significant surface area is directed into the crawlspace. In our 2019 report we had recommended that the northern slab be removed and proper drainage provided to prevent further rot and water infiltration into the crawlspace. The current condition has made the crawlspace infiltration worse and has likely exacerbated rot and moisture conditions that already existing in the crawlspace.

In addition to the north porch issues, the eastern entry porch has also degraded since my 2019 visit. Currently the porch posts have severe base rot and the front porch slab is heavily cracked. Furthermore, the sills and siding are buried below the front porch slab. Based upon the insertion of probes along the entry, it appears that sill rot has gotten significantly worse since the 2019 condition. In addition, it appears that regrading of the road shoulder to the northeast has directed additional water towards the porch, sill, and crawlspace.

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Based upon the conditions viewed at the site (see photographs 1 through 7), it is my professional opinion that the building is degrading rapidly and repairs are necessary to limit future exposure to significant repair costs and potential isolated member failures. Currently the following immediate needs should be addressed:

- Regrade the site to direct surface water away from the building.
- Repair/replace the existing damaged/rotten porch posts.
- Replace the existing foundation of both the eastern and northern porches.
 - The base slab at the bottom of the northern porch stair requires immediate attention.
- Repair/replace/reinforce the existing sills along the north and east walls of the building.

We understand that potential renovations to the building may negate the need for the repairs mentioned above. However, if the building is allowed to continue to decay, serious structural issues and potentially even safety issues will result.

If you have any questions concerning this report, please call or write.

Sincerely,



Christopher J. Temple, P.E.

Cc: Jeffery Solsaa via email



Photograph #1 – Porch post base rot



Photograph #2 – Post damage at north porch



Photograph #3 – Post damage at north porch



Photograph #4 – Eastern porch slope, pier movement, sill buried in concrete.



Photograph #5 – Eastern porch movement, eastern sill below grade, drainage towards building/crawlspace.



Photograph #6 – Drainage issues directed towards crawlspace access.



Photograph #7 – Column and north porch support issues