

Witman Properties Inc

121 Main St, Holyoke MA 01040
(413)-536-2714

11/1/2019

Final Report for
870 East St, Lenox MA 01242

19-CV 197



Description of Property/Background:

The subject property is a 5 room 2 bedroom 950 sq ft single family home built in 1962. The property had been abandoned since around 2014 and in that time became a blight and attractive nuisance to the neighborhood. Numerous conditions of disrepair existed on both the interior and exterior requiring major rehab to correct. Renovations are complete barring only minor touchups and final inspections. We expect to have the house available for rental for 12/1.

Work Performed & Costs:

Work performed since the last review report dated 9/12/19 is detailed in Invoice 5535 and includes:

1. Complete exterior siding and renovations
2. Complete exterior deck renovations
3. Install new septic system
4. Complete renovations of kitchen and bathrooms
5. Install new kitchen appliances
6. Refinish hardwood flooring
7. Install new gas line and hook up new gas fired boiler
8. Finish interior painting
9. Ongoing grounds keeping

Costs since the last review period on 9/12/2019 are itemized on Invoice 5735 for \$51,073.25. It should be noted that we have included projections for the final plumbing bill and also punch list work scheduled for 11/4. Previous costs of \$96,314.43 are detailed in Invoice 5547 for \$72,349.62 and invoice 5305 for \$23,964.81. **Total costs to date are \$147,387.68 including the estimated amount of final bill for plumbing & heating work and scheduled labor for 11/4.**

Timeline for Work

As of 11/1 the project is near complete with minor touchups schedule for 11/4/2019 and final inspections projected for the week of 11/4-11/8. Once final inspections are complete it would be our intention to market the house for rent and proceed with enforcement of the lien.

Representative photos, certificate of insurance, and supporting documentation is attached.

Signed,

Anthony Witman

Anthony Witman

President Witman Properties Inc

870 East St, Lenox MA – Before and After photos of exterior.



870 East St, Lenox MA – Before and after photo's or rear porch.



870 East St, Lenox MA – Before and after photos of exterior.



870 East St, Lenox MA – Before and after photos of kitchen.



870 East St, Lenox MA – Before and after photos of bathroom.



870 East St, Lenox MA – Representative photos of living room after painting and floor refinishing.



870 East St, Lenox MA – Representative photos of bedroom after painting and floor refinishing.



870 East St, Lenox MA – Representative photos of bedroom after painting and floor refinishing.



870 East St, Lenox MA – Before and after photos of basement,

