

Witman Properties Inc

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

7/9/2019

Receivership 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. Additionally the septic system failed Title V inspections and needs major work. Renovations are in progress in accordance to the approved rehab plan.

Work Performed & Costs:

Work performed to date is described in Invoice 5305 and include:

1. Removing all trash from yard and house
2. Clear overgrowth from yard
3. Install new replacement windows throughout property
4. Conduct title V inspection and perc test
5. Contract septic design work with Berkshire Engineering
6. Hire architect and receive completed plans for rear egress
7. Interior demo including demo of kitchen, bathroom and garage area
8. Install new garage door.
9. Order new exterior doors
10. Turn on electricity
11. Evaluate gas service
12. Begin stripping roof, replacing rotten underlayment and installing new roof
13. Ongoing grounds keeping

Costs to date are itemized in invoice \$23,964.81 and supporting documentation is attached.

Timeline for Work

The project is on track with our original time frame. After evaluation of the plumbing and heating system extensive freeze damage to copper plumbing is evident and it is presumed that the boiler is also ruined. Plans are presently being made to bring a new gas service to the property so a new gas fired heating system can be installed.

7-31-19

1. Finish installing new roof, siding and doors
2. Begin interior work and kitchen and bathroom remodeling
3. Install new septic system
4. Replace boiler and make other mechanical repairs/upgrades

9-31-19

1. Complete kitchen and bathroom renovations
2. Paint Interior
3. Refinish floors
4. Rebuild rear porch and add new stairs
5. Install appliances
6. Clean and make ready
7. Market for rent

9-31-17 Completion Goal

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

Signed,

Anthony Witman

Anthony Witman

President Witman Properties Inc

870 East St, Lenox MA - Representative exterior photos showing roof work in progress.



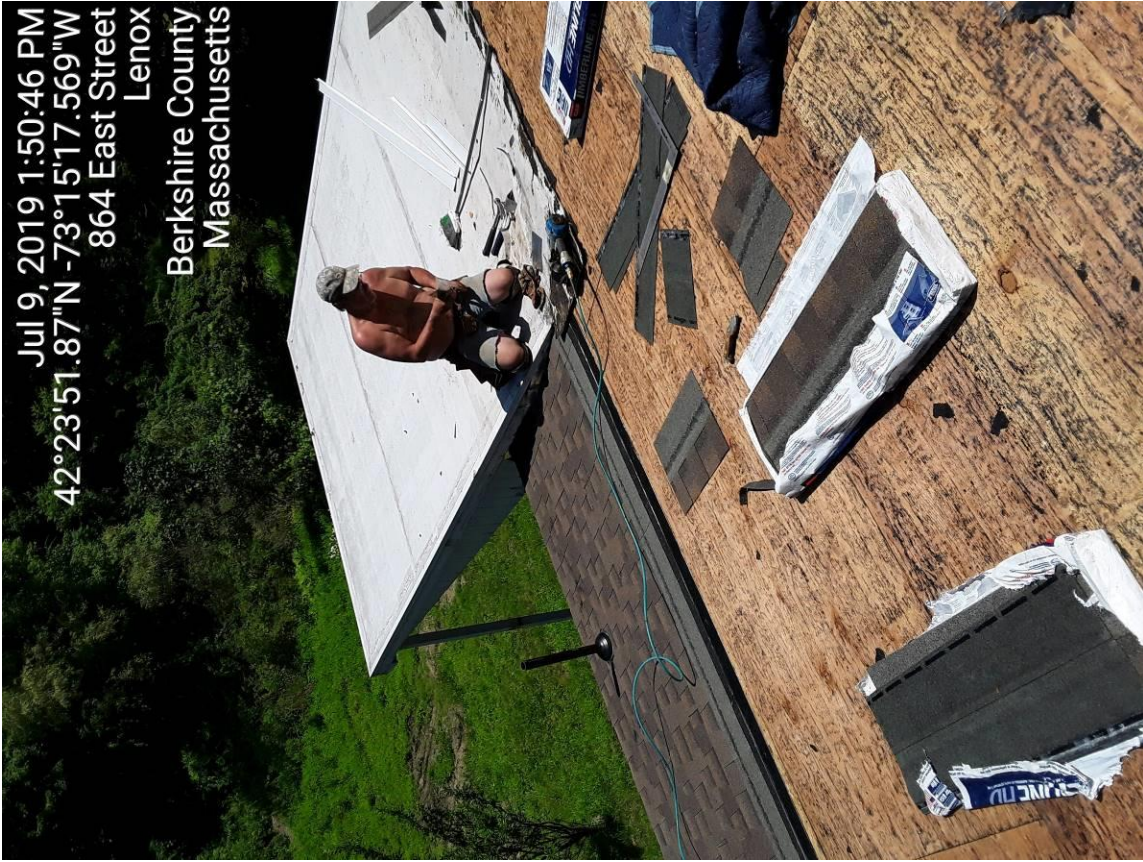
Jul 9, 2019 12:53:09 PM
870 East Street
Lenox
Berkshire County
Massachusetts
chris motta



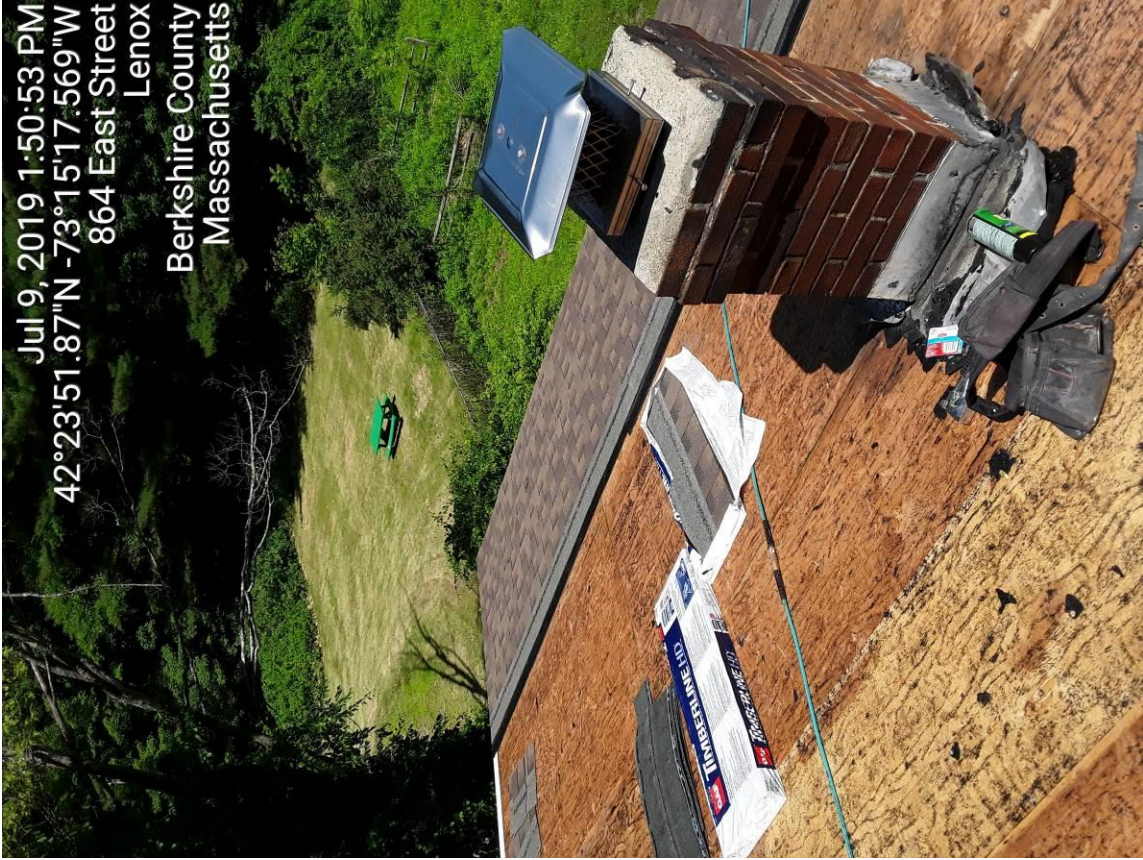
Jul 9, 2019 8:57:26 AM
42°12'12.88"N -72°36'13.518"W
125 Main Street
Holyoke
Hampden County
Massachusetts

870 East St, Lenox MA - Representative exterior photos showing roof work in progress.

Jul 9, 2019 1:50:46 PM
42°23'51.87"N -73°15'17.569"W
864 East Street
Lenox
Berkshire County
Massachusetts



Jul 9, 2019 1:50:53 PM
42°23'51.87"N -73°15'17.569"W
864 East Street
Lenox
Berkshire County
Massachusetts



870 East St, Lenox MA – Photos showing new garage door (top) and the garage interior (bottom) after demo and cleanup.



Jun 17, 2019 1:06:15 PM
42° 23' 52.629" N - 73° 15' 16.446" W
864 East Street
Lenox
Berkshire County
Massachusetts



Jun 17, 2019 8:53:49 AM
870 East Street
Lenox
Berkshire County
Massachusetts

870 East St, Lenox MA – Photo's of bathroom after being gutted and rotten subflooring removed.



870 East St, Lenox MA - Representative photos of interior after cleanout.

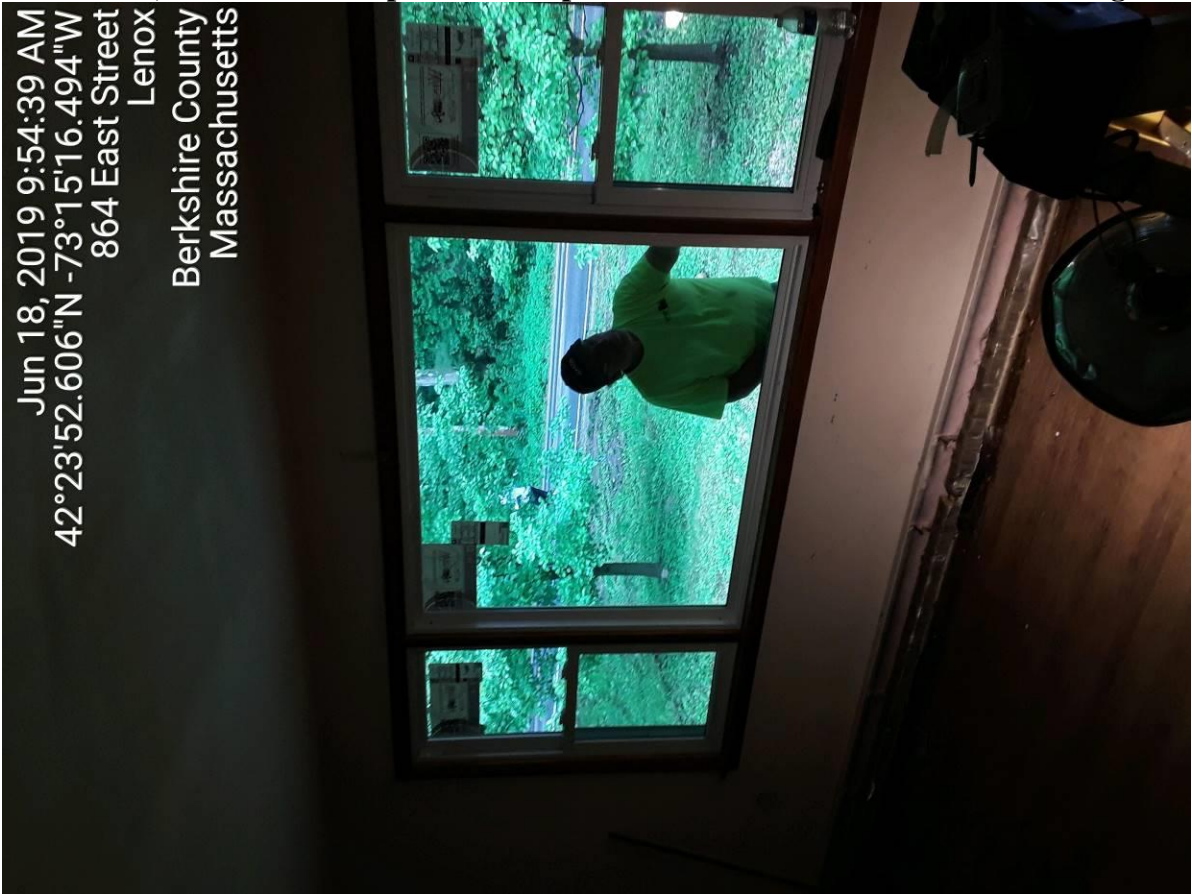


870 East St, Lenox MA – Kitchen with demo in progress (top) and kitchen after completing demo (bottom).



870 East St, Lenox MA – Representative photos of new window installation throughout.

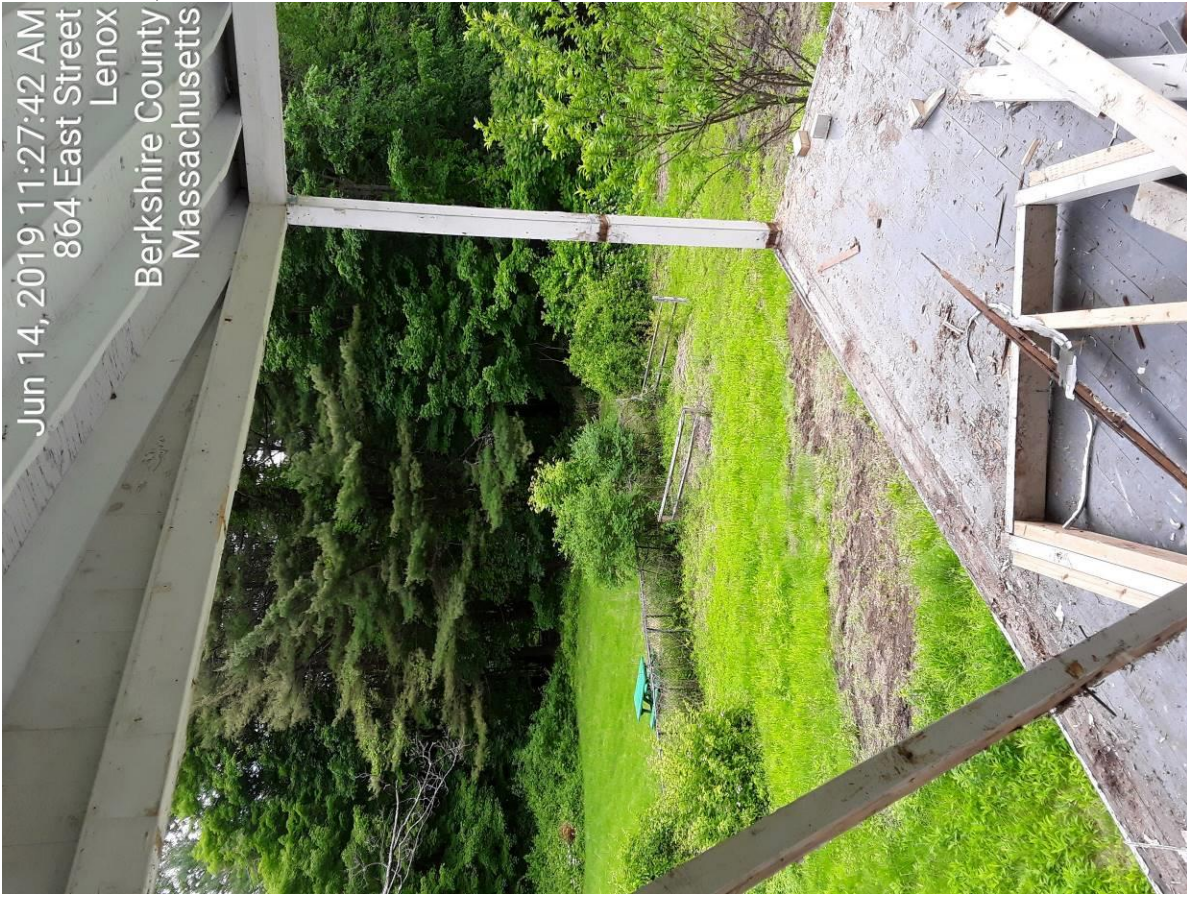
Jun 18, 2019 9:54:39 AM
42°23'52.606"N -73°15'16.494"W
864 East Street
Lenox
Berkshire County
Massachusetts



Jun 18, 2019 10:52:42 AM
864 East Street
Lenox
Berkshire County
Massachusetts



870 East St, Lenox MA – Photos of rear porch and demo and evaluation.



870 East St, Lenox MA – Photos of title V inspection (top) and perc test (bottom).

