

# Witman Properties Inc

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

9/12/2019

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. Renovations are in progress in accordance to the approved rehab plan.

## **Work Performed & Costs:**

Work performed to date is described in Invoice 5547 and includes:

1. Installed new roof
2. Contract with septic installer scheduled for 9/13/2019
3. Rebuild rear porch to architects' specifications
4. Install new gas fired boiler and repair plumbing.
5. Update Electrical
6. Install new kitchen cabinets, counter top and flooring
7. Order and install new appliances
8. Install exterior doors
9. Install new bathtub and bathroom flooring
10. Patch and prime interior walls.
11. Ongoing grounds keeping

Costs since the last review period on 7/9/2019 are itemized in Invoice 5547 for \$72,349.62 and previous costs of \$23,964.81 were documented in Invoice 5305 and supporting documentation is attached. **Total costs to date are \$96,314.43.**

## **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.

### **10-15-19**

1. Complete kitchen and bathroom renovations
2. Finish installing new siding
3. Install new septic system
4. Paint Interior
5. Refinish floors
6. Install new gas line
7. Install appliances
8. Clean and make ready
9. Market for rent

### **10-15-17 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 new roof windows and siding.





**870 East St, Lenox MA - Representative exterior photos showing remaining siding work in progress (top) and new porch & stairs (bottom).**





870 East St, Lenox MA – Photos new gas fired boiler and plumbing.



**870 East St, Lenox MA – Photo's of kitchen (top) with new cabinets, flooring and appliances in progress and bathroom (bottom) with new flooring, bathtub, insulation and radiator.**





**870 East St, Lenox MA – Representative photos of living room and bedroom with walls primed and new baseboard radiators installed.**



**870 East St, Lenox MA – Garage with new refrigerator and materials (top) and back yard (bottom) marked out for new septic installation.**

