

COMMONWEALTH OF MASSACHUSETTS
TRIAL COURT OF THE COMMONWEALTH
HOUSING COURT DEPARTMENT

BRISTOL, SS.

SOUTHEASTERN DIVISION
DOCKET NO. XXXXCV00XXXX

ATTORNEY GENERAL for the)
COMMONWEALTH OF MASSACHUSETTS)
and THE TOWN OF SOMERSET)
Petitioners,)
)
v.)
)
THE ESTATE OF [NAME], and)
THE ESTATE OF [NAME], and)
[NAME(S)]as owners, and UMB BANK, NATIONAL)
ASSOCIATION, AS TRUSTEE FOR MART)
LEGAL TITLE TRUST 2015-NPL1, and)
SOMERSET RIDGE, LP, and LIBERTY)
UTILITIES, as parties with a potential interest in)
the property at [ADDRESS])
Massachusetts)
)
<u>Respondents.</u>)

FIRST ACCOUNTING AND REPORT OF THE RECEIVER,
REED BUILT PROPERTIES, LLC

NOW COMES the Receiver, Reed Built Properties, LLC, (“Receiver”) and in accordance the Order of Appointment of Receiver under G.L. c.111, §127I, dated August XX, XXXX, herewith submits to this Honorable Court the Receiver’s First Accounting and Report for the receivership of the property located at [ADDRESS] Massachusetts. The Receiver’s First Accounting and Report is for the period beginning August XX, XXXX, to December XX, XXXX.

EXPENSES

\$93,146.15

(See attached expenditure report showing expenditures as of December X, XXXX, along with the corresponding invoices.)

DISBURSEMENTS

\$93,146.15

REPORT

Since its August XX, XXXX appointment, the Receiver has secured the Property, had the title examined, has w engaged the services of a genealogist to determine who are the heirs of [NAME], and has had its budget approved. To date, the following work has been conducted at the Property:

Cleared property of all overgrown trees, shrubs and debris.

Stripped roof, replaced damaged sheathing, installed water and ice shield, 15 lb felt, drip edge and architectural roof shingles with ridge and soffit vents.

Demo entire interior to studs and subfloor, including basement, plumbing, heating and electrical systems.

Mold remediation performed and certified throughout house and basement.

Demo exterior siding, windows, trim and doors.

Reframe window and door openings to code.

Installed new windows, exterior doors, slider, bulk head, basement door and basement hopper windows.

Installed all new lally column support system in basement.

Installed new siding, trim, shutters, gutters, and downspouts.

Constructed side porch with roof, columns and and rail system.

Rail system removed and replaced on front entry.

Demo exterior deck and constructed new 12'X12' Pressure treated deck with rail and stairs.

Installed shrubs and mulch in new landscape beds in front of house.

Reframed damaged interior walls, ceilings and structural members to meet building code.

Installed fire blocking throughout.

Installed new HVAC heating system throughout house.

Installed rough plumbing, and new gas piping for heat, hot water and stove.

Installed new electrical service, including panel, arc fault breakers, exterior meter box, service line to weather head, as well as lighting, outlets, switches and cable.

Town of Somerset completed inspections and signed off for rough electrical, rough plumbing and gas, heating, and rough framing.
Insulation installed to building code. R-49 ceilings, R-15 walls and R-30 in floor.
Insulation inspection completed and signed by Town of Somerset Bldg Inspector.
Blue board and plaster skim coat on all walls and ceilings completed.
Walls and ceilings painted; 2 coats ceilings and first coat walls.
Currently working on kitchen cabinets and interior finish.

Respectfully submitted,
Reed Built Properties, LLC,
Receiver,
By its Attorney,

[NAME]
[ADDRESS]

Date: December X, XXXX