

PROPERTY INFORMATION PACKAGE #25-2108 & 25-2109

REAL ESTATE AUCTIONS

NEWLY RENOVATED 2-FAMILY W/ 2BR, 2.5BA UNITS READY FOR CONVERSION TO 2 LUXURY CONDOS

To be Offered Individually & in the Entirety (To be Condominiumized if Sold Separately)

5-7 ENDICOTT CT., BOSTON (NORTH END), MA

Wednesday, April 16 at 11am On-site Open House: Thursday, April 10 (11am-1pm)

MA Auc. Lic. #111







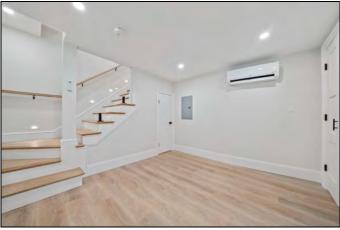


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The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.







March 20, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this beautifully renovated 2-family with 2-bedroom, 2.5-bath units - ready for conversion to 2 luxury condos. The property will be offered individually and, in the entirety (to be condominiumized if sold separately). Features include white oak floors, sound proof walls, closed cell insulation, mini splits, imported Italian tile, Hansgrohe fixtures, recessed lighting & designer lit staircase, vaulted ceilings, walk-in closet, in-unit laundry, elegant glass railings and new roof, siding & windows. Chef's kitchen includes quartz countertops, full backsplash, stainless steel appliances w/ gas range and white shaker cabinets.

The property is on a private court off Endicott St. in the heart of the North End; close to public transit & parking, North Station/TD Garden with easy access to I-93. It's convenient to Hanover St., restaurants, shops, culture, parks & harbor; near world class medical, public/private education and all vibrant city living has to offer.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction(s) will be held on Wednesday, April 16, 2025 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale(s) are not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 (per property) OR \$50,000 (in the entirety) by certified deposit check made out to yourself and brought with you to the auction(s). You must show the check(s) at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at these open, outcry auctions.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely.

Justin J. Manning, CAI, AARE

President



TERMS & CONDITIONS

REAL ESTATE AUCTIONS

NEWLY RENOVATED 2-FAMILY W/ 2BR, 2.5BA UNITS READY FOR CONVERSION TO 2 LUXURY CONDOS

To be Offered Individually & in the Entirety (To be Condominiumized if Sold Separately)

5-7 ENDICOTT CT., BOSTON (NORTH END), MA

Wednesday, April 16 at 11am On-site

Open House: Thursday, April 10 (11am-1pm)

MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) PER PROPERTY <u>or</u> Fifty Thousand Dollars (\$50,000.00) ENTIRETY must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, April 18, 2025. in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, May 16, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to enter protective bids on behalf of Seller.
- <u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buyer's Initials:___

SAMPLE PURCHASE AND SALE AGREEMENT

This 16th day of April 2025

1. PARTIES AND MAILING ADDRESSES

Thomas Falcucci & Jeffrey Drago hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 5 & 7 Endicott Ct., Boston, MA, more particularly described as Assessor Parcel ID's: 03-01485-000 & 03-01486-000.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE The agreed pure	PRICE chase price for said p	premises is	dollars, of which
	\$	have been paid as a deposit this day and	
	\$	are to be paid in wire transfer, certified, cashier's, treasurer's or ba 4:00 pm ET on Friday, April 18, 2025 as the additional deposit	nk check(s) by
	\$	are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)	
	\$	TOTAL	

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, May 16, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

Buyer's l	Initials:
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9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding oblig	ations. If not understood, consult an attorney.	
Thomas Falcucci & Jeffrey Drago, Seller(s)	BUYER	
By:		
By:	BUYER	
Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)	
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)	

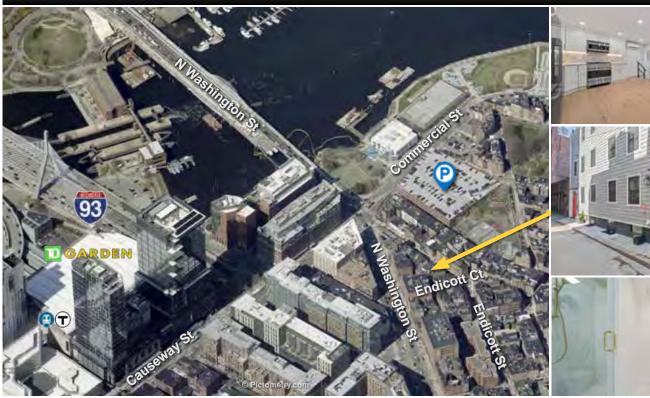
	Buyer's Initials:
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Evening Phone	Buyer's Attorney's Address (City, State & Zip Code)
	Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

5-7 Endicott Ct, Boston (North End), MA

Newly Renovated 2-Family with 2 BR, 2.5 BA Units Ready for Conversion to 2 Luxury Condos

To be Offered Individually & in the Entirety (To be Condominiumized if Sold Separately) Open House: Thursday, April 10 (11am-1pm)









AUCTION: Wednesday, April 16 at 11am On-site

IN THE ENTIRETY

Parcel IDs: 03-01485-000, 03-01486-000 Total Gross Living Area: 2,560± sf per plan

Design: Circa 1890 duplex, middle row house fully renovated in 2024 with 2 side-by-side 1,280± sf 4-level units each with a private entry

Exterior: Insulated windows, low maintenance siding, flat rubber roof

Interior: Hardwood & tile floors, recessed lighting, elegant glass railings

Bedrooms: 4 per plan Baths: 5 per plan (2 with tubs, 2 with showers &

HVAC: Ductless mini-split system with heat &

central a/c

Utilities: City water & sewer, electric, gas Legal Ref: Suffolk County 69862-268

Site Area: .02± sf (800± sf)

PER UNIT

(Auc Ref 25-2108)

5 Endicott St: Parcel 03-01485-000

(Auc Ref 25-2109)

7 Endicott St: Parcel 03-01486-000

Gross Living Area: 1,280± sf

Bedrooms: 2

Baths: 2.5 (1 with tub, 1 with large shower, 1 half)

Level 1: Below grade with living room, walk-in closet, half BA, washer/dryer hookups

Level 2: Kitchen/Dining with guartz counters, stainless-steel appliances

Level 3: BR, walk-in closet, BA with tub

Level 4: Primary suite with vaulted ceilings in BR, walk-in closet, BA with glass-enclosed shower, roof

Terms of Sale:

10% certified deposit of which \$25,000 per property OR \$50,000 in the entirety by certified or bank check(s) at these auction(s) & remainder of deposit by 4pm ET on Friday, April 18, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other

oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

On a private court off Endicott St in the heart of the North End. Close to public transit & parking, North Station/TD Garden with easy access to I-93. Convenient to Hanover St, restaurants, shops, culture, parks & harbor. Near world class medical, public/private education & all vibrant city living has to offer.



Info., Photos, Broker Reg. & Full Terms at:

JJManning.com 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675









MA AUC LIC 111 • MA BROKER LIC 5850 Brochure 1828 • Ref 25-2108 & 25-2109

Assessing On-Line

« New search Map

Parcel ID: 0301485000
Address: 5 ENDICOTT CT BOSTON MA 02113
Property Type: Two Family
Classification Code: 0104 (Residential Property / TWO-FAM DWELLING)
Lot Size: 400 sq ft
Living Area: 1,968 sq ft
Year Built: 1890
Owner on Monday, January 1, 2024: IACOVIELLO NICHOLAS P
Owner's Mailing Address: 5 ENDICOTT CT BOSTON MA 02113
Residential Exemption: No
Personal Exemption: No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

 FY2025 Building value:
 \$655,600.00

 FY2025 Land Value:
 \$372,100.00

 FY2025 Total Assessed Value:
 \$1,027,700.00

FY2025 Tax Rates (per thousand):

 - Residential:
 \$11.58

 - Commercial:
 \$25.96

 FY2025 Gross Tax:
 \$11,900.77

 Community Preservation:
 \$107.43

 - Residential Exemption:
 \$0.00

 - Personal Exemption:
 \$0.00

 FY2025 Net Tax:
 \$12,008.20

Abatements/Exemptions

The deadline for filing an Abatement application for FY2025 was 2/3/2025. However, additional documentation for applications already on file is still being accepted.

To file a **Residential Exemption** Application for FY2025 click here. The deadline for submission is Tuesday, April 1, 2025.

To file a **Personal Exemption** Application (Elderly, Blind, Surviving Spouse, Veteran, National Guard) for FY2025 click here. The deadline for submission is Tuesday, April 1, 2025.

Attributes

LAND

BUILDING 1	
Land Use:	104 - TWO-FAM DWELLING
Style:	Row Middle
Total Rooms:	9
Bedrooms:	5
Bathrooms:	2
Other Fixtures:	0
Half Bathrooms:	1
Bath Style 1:	No Remodeling
Bath Style 2:	No Remodeling
Bath Style 3:	No Remodeling
Number of Kitchens:	2
Kitchen Type:	2 Full Eat In Kitchens
Kitchen Style 1:	No Remodeling
Kitchen Style 2:	No Remodeling
Kitchen Style 3:	
Fireplaces:	0
AC Type:	None
Heat Type:	Ht Water/Steam
Interior Condition:	Average

Current Owner/s

5-7 ENDICOTT LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.IACOVIELLO NICHOLAS P is recorded as the legal owner for the 2024 assessment year, and will change to 5-7 ENDICOTT LLC on July 1, 2025.

Value History

Fiscal Year	Property Type	Assessed Value *
2025	Two Family	\$1,027,700.00
2024	Two Family	\$941,700.00
2023	Two Family	\$941,700.00
2022	Two Family	\$914,200.00
2021	Two Family	\$914,200.00
2020	Two Family	\$772,800.00
2019	Two Family	\$722,300.00
2018	Two Family	\$674,900.00
2017	Two Family	\$642,500.00
2016	Two Family	\$600,500.00
2015	Two Family	\$417,480.00
2014	Two Family	\$374,220.00
2013	Two Family	\$363,300.00
2012	Two Family	\$351,000.00
2011	Two Family	\$351,000.00
2010	Two Family	\$354,600.00
2009	Two Family	\$435,400.00
2008	Two Family	\$448,800.00
2007	Two Family	\$481,100.00
2006	Two Family	\$460,170.00
2005	Two Family	\$424,170.00
2004	Two Family	\$424,170.00
2003	Two Family	\$369,000.00
2002	Two Family	\$316,800.00
2001	Two Family	\$298,000.00
2000	Two Family	\$239,200.00
1999	Two Family	\$226,900.00
1998	Two Family	\$220,900.00
1997	Two Family	\$214,300.00
1996	Two Family	\$194,800.00
1995	Two Family	\$190,200.00
1994	Two Family	\$167,600.00
1993	Two Family	\$167,600.00
1992	Two Family	\$194,900.00
1991	Two Family	\$189,200.00
1990	Two Family	\$177,400.00
1989	Two Family	\$177,400.00
1988	Two Family	\$140,600.00
1987	Two Family	\$121,200.00
1986	Two Family	\$106,000.00
1985	Two Family	\$30,400.00

* Actual Billed Assessments

Interior Finish: Normal View: Fair Grade: Average Parking Spots: 0 Year Built: 1890 Story Height: 3.0 Roof Cover: Rubber Roof Roof Structure: Flat Exterior Finish: Asbestos Exterior Condition: Average Foundation: Brick

View Quarterly Tax Bill and Payment Information for this parcel for FY2024 and FY2025.

View approved building permits associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

Assessing On-Line

Parcel ID:

« New search Map

Address:
Property Type:
Classification Code:
Lot Size:
Living Area:
Year Built:
Owner on Monday, January 1, 2024:
Owner's Mailing Address:
Residential Exemption:
Personal Exemption:

0301486000 7 ENDICOTT CT BOSTON MA 02113 Residential Land 0132 (Other Residential / RES LAND (UNUSABLE)) 400 sq ft 0 sq ft

IACOVIELLO NICHOLAS P
5 ENDICOTT COURT BOSTON MA 02113
No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

 FY2025 Building value:
 \$0.00

 FY2025 Land Value:
 \$30,800.00

 FY2025 Total Assessed Value:
 \$30,800.00

FY2025 Tax Rates (per thousand):

- Residential: \$11.58 - Commercial: \$25.96 **FY2025 Gross Tax:** \$356.66

Community Preservation: \$0.00
- Residential Exemption: \$0.00
- Personal Exemption: \$0.00
FY2025 Net Tax: \$356.66

Abatements/Exemptions

The deadline for filing an Abatement application for FY2025 was 2/3/2025. However, additional documentation for applications already on file is still being accepted.

This type of parcel is not eligible for a residential or personal exemption.

Current Owner/s

5-7 ENDICOTT LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.IACOVIELLO NICHOLAS P is recorded as the legal owner for the 2024 assessment year, and will change to 5-7 ENDICOTT LLC on July 1, 2025.

Value History

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Fiscal Year 2025	Property Type	Assessed Value *
	Residential Land	\$30,800.00
2024	Residential Land	\$29,700.00
2023	Residential Land	\$29,700.00
2022	Residential Land	\$28,300.00
2021	Residential Land	\$28,300.00
2020	Residential Land	\$24,600.00
2019	Residential Land	\$23,900.00
2018	Residential Land	\$23,300.00
2017	Residential Land	\$22,200.00
2016	Residential Land	\$21,200.00
2015	Residential Land	\$17,700.00
2014	Residential Land	\$16,100.00
2013	Residential Land	\$16,100.00
2012	Residential Land	\$16,300.00
2011	Residential Land	\$16,300.00
2010	Residential Land	\$16,300.00
2009	Residential Land	\$15,100.00
2008	Residential Land	\$15,100.00
2007	Residential Land	\$15,100.00
2006	Residential Land	\$8,800.00
2005	Residential Land	\$8,800.00
2004	Residential Land	\$8,800.00
2003	Residential Land	\$6,800.00
2002	Residential Land	\$6,800.00
2001	Residential Land	\$6,800.00
2000	Residential Land	\$5,200.00
1999	Residential Land	\$5,200.00
1998	Residential Land	\$5,200.00
1997	Residential Land	\$5,200.00
1996	Residential Land	\$5,200.00
1995	Residential Land	\$5,200.00
1994	Residential Land	\$4,900.00
1993	Residential Land	\$4,900.00
1992	Residential Land	\$5,200.00
1991	Residential Land	\$10,400.00
1990	Residential Land	\$10,400.00
1989	Residential Land	\$10,400.00
1988	Residential Land	\$10,000.00
1987	Residential Land	\$8,700.00
1986	Residential Land	\$7,100.00
1985	Residential Land	\$11,100.00
1705	Acoidential Land	Ψ11,100.00

^{*} Actual Billed Assessments

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON OFFICE OF THE COLLECTOR-TREASURER ONE CITY HALL SQUARE, BOSTON, MA 02201

> COLLECTOR OF TAXES **ASHLEY R. GROFFENBERGER**

5-7 ENDICOTT LLC 11 BEACON STREET, SUITE 615 C/O DRAGO TOSCANO LLP **BOSTON MA 02108**



FY 2025

CITY OF BOSTON REAL ESTATE TAX

Office of the Assessor 617-635-4287 Office of the Collector 617-635-4131 Office Hours: Monday - Friday 9:00 AM - 5:00 PM

> PAYMENTS CAN BE MADE ONLINE AT: www.boston.gov/taxpayments PAYMENTS CAN BE MADE BY PHONE AT (855) 731-9898

credit/debit card payments are subject to fees

MAKE CHECKS PAYABLE TO: THE CITY OF BOSTON

> MAIL CHECKS TO: **BOX 55808** BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BIL	L NUMBER	BANK NO.
03	01485-000	82858		
LOCATI	AREA			
5 ENDICOTT CT			400	
	RESIDENTIAL (OPEN SP	ACE COMMERC	CIAL INDUSTRIAL
Tax Rate Per \$1,000 11.58 11.58 25.9		25.96	25.96	
CLASS	DESCRIPTION		ASSESSE	D OWNER
R2 R2	LAND BUILDING		IACOVIELLO	NICHOLAS P

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/03/2025.

DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/03/2025.

Please detach this portion and remit this slip with payment

If you are using a payment service to pay this bill, you MUST indicate the TAX YEAR and BILL NUMBER on the check

TAXPAYER'S COPY **3RD QUARTER**

TOTAL FULL VALUATION	1,027,700.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	1,027,700.00
COMMUNITY PRESERVATION ACT	107.43
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	12,008.20
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	1,664.78
NET TAX & SPEC. ASSMNT. DUE	10,343.42
PRELIMINARY OVERDUE	1,690.04
1ST TAX PAYMENTS DUE BY 02/03/2025	4,326.69
2ND TAX PAYMENTS DUE BY 05/01/2025	4,326.69
TAX DUE	6,016.73
FEES	.00
INTEREST	61.29
TOTAL DUE	
Pay by 02/03/2025	6,078.02

COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON

This form approved by Commissioner of Revenue

PARCEL NO. WARD **BILL NUMBER** BANK NO. 01485-000 03 82858 LOCATION 5 ENDICOTT CT

COLLECTOR OF TAXES ASHLEY R. GROFFENBERGER

MAKE CHECKS PAYABLE TO: THE CITY OF BOSTON

ASSESSED OWNER: IACOVIELLO NICHOLAS P

MAIL CHECKS TO: **BOX 55808 BOSTON, MA 02205**

5-7 ENDICOTT LLC 11 BEACON STREET, SUITE 615 C/O DRAGO TOSCANO LLP **BOSTON MA 02108**

Do not send cash

COLLECTOR'S COPY 2025 REAL ESTATE TAX **3RD QUARTER**

TAX DUE	6,016.73
FEES	.00
INTEREST	61.29
TOTAL DUE	
Pay by 02/03/2025	6,078.02

QUITCLAIM DEED

Marie Grace Palazzolo aka Marie G. Palazzolo, being unmarried, of Boston, Suffolk County, Massachusetts, individually and a Personal Representative of the estate of Nicholas P. Iacoviello Suffolk Probate and Family Court Docket #SU23P-1572-EA pursuant to License to Sell Real Estate; Joseph Lauria Jr. being married of Newbury, Massachusetts, Diane Lauria-Maglio aka Dianne Lauria-Maglio being married of Hampton, New Hampshire, and Peter Lauria, being unmarried of Winthrop, Massachusetts

For full consideration paid of Five Hundred Seventy-Five Thousand (\$575,000.00) Dollars

grant to 5-7 Endicott LLC, with a mailing address of c/o Drago Toscano, LLP 11 Beacon Street, Suite 615, Boston, Massachusetts 02108

WITH QUITCLAIM COVENANTS

The land and buildings thereon numbered 5-7 Endicott Court, Boston, Massachusetts, bounded and described as the following parcels:

A parcel of land with the buildings thereon situated in Boston, bounded and described as follows:

SOUTHERLY	On a court or passageway called End	icott Court, 14 ft. wide
-----------	-------------------------------------	--------------------------

leading westerly from Endicott St., as shown on a plan of land laid out by Robert Bunten and recorded in libro 496,

folio 231, Suffolk Registry of Deeds, twenty feet:

WESTERLY On the westerly half part of lot 9 on said plan by a line

> running through the partition and passageway 3 feet wide, laid out partly over the hereby granted land and partly over the adjoining land, now or formerly of Thomas and forever to remain in common for the benefit of said two estates sixteen ft.: then continuing still in a northerly and nearly in the same direction and bounded westerly on land of said

Thomas about one foot and nine inches; then running

NORTHERLY bounded westerly on the same about two feet end three

inches; then running

NORTHEASTERLY bounded northwesterly on land now or late of Oliver about

four feet; then running

SOUTHERLY bounded easterly on land now or late of Kendall about five

feet nine inches; then running

EASTERLY bounded northerly on the same eighteen feet and six

inches; then running

SOUTHERLY bounded easterly on lot No. 10 on said plan sixteen feet, or

however otherwise bounded and described.

With all rights, privileges, appurtenances and easements and subject to all such set forth in a deed from McFeeley to Charles Farren dated May 1, 1877, recorded with Suffolk Deeds, libro 1375, folio 206.

Another parcel of land with the buildings thereon situated in Boston, bounded and described as follows:

SOUTHERLY on a passageway fourteen feet wide, now called Endicott Ct.

leading westerly from Endicott St. as shown on the plan

hereinafter mentioned twenty feet;

WESTERLY on lot No. 8 on said plan sixteen feet;

NORTHERLY on land now or formerly of the Boston Hill Corporation, twenty

feet:

EASTERLY on the easterly half part of Lot No. 9 on said plan by a line running

through the middle of the three feet covered passageway, sixteen feet or however otherwise bounded or described with all the rights, privileges and appurtenances thereto belonging, especially those of passing and re-passing over and upon fourteen feet passageway and draining under the same, paying his proportion

of keeping said drain in repair.

Also another small piece of land with the part of the privy and vault now or formerly upon the same lying North of the first described parcel and being part of the triangular piece conveyed to John Thomas by deed of William Kendall, recorded with Suffolk Deeds, Book 514, Page 241, and bounded and described as follows:

NORTHWESTERLY on land of Oliver eight (8) feet six (6) inches;

SOUTHERLY on the parcel first described, about nine (9) feet, and on said

three feet passageway, about one (1) foot and six (6) inches;

EASTERLY on land now or late of James L. Pope et als, one (1) foot,

nine (9) inches;

NORTHERLY on land of said Pope, about two (2) feet and

EASTERLY on said land of Pope, about two (2) feet, three (3) inches.

Grantors hereby waives any and all rights of homestead to the property conveyed herein and affirms that there are no other persons entitled to any rights under G.L. c. 188, except the parties to this deed.

Meaning and intending to convey the property conveyed to me by deed dated December 4, 1989 and recorded with the Suffolk Registry of Deeds in Book 15986, Page 140. See also Deed to Ernesto Iacoviello dated January 27, 1923 and recorded with said Registry in Book 4432, Page 395, 5B Affidavit dated and recorded on January 10, 2024 with said Registry in Book 69794, Page 166, and see the following Estates:

Estate of Rocco Iacoviello Suffolk Probate Court Docket #SU03P-1297-EA; Estate of Carlo Iacoviello Suffolk Probate Court Docket #SU23P-2091-EA; Estate of Jennie Lauria Suffolk Probate Court Docket #SU23P-2540-EA.

[signature page to follow]

Witness my hand and seal this ______ day of _______ 2024.

Marie G. Palazzolo aka

Marie Grace Palazzolo

Individually and as Personal Representative

Of the Estate of Nicholas P. Iacoviello

COMMONWEALTH OF MASSACHUSETTS Suffolk, SS.

Notary Public

My Commission expires

ALBA DOTO

NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

Witness my hand and seal this $/7$	day of <u>January</u> 2024.
Joseph Lauria Jr.	
State of County ofESSEX	
Public, personally appeared Joseph Lau evidence, which was	2024, before me, the undersigned Notary uria Jr. who proved to me through satisfactory, to be the person whose name is and acknowledged to me that he signed it
The state of the s	
Notæry Public My Commission expires	ALBA DOTO NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS AV COMMISSION EXPIRES 2-14-2025

Witness my hand and seal this <u>23</u> da	y of <u>January</u> 2024.
Diane Lauria-Maglio aka Dianne Lauria-Maglio	
State of <u>M</u> County of <u>Essex</u>	
proved to me through satisfactory eviden	he preceding document, and acknowledged
Notary Public My Commission expires	ALBA DOTO NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 2-14-2025

Witness my hand and seal this 27 day of fanuary 2024.
Petr June
Peter Lauria
State of <u>MA</u> County of <u>Suffolk</u>
On this 24 day of fanuary 2024, before me, the undersigned Notary Public, personally appeared Peter Lauria who proved to me through satisfactory evidence, which was, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed in
voluntarily for its stated purpose.
Notary Public
My Commission expires ALBA DOTO NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 2-14-2025

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798 Sq. ft.	Lot "S/X" 7985q.Æ. †	<i>Lot "Five"</i> 798 Sq.ft.	<i>Lof "Four"</i> 798 Sq.Æ. [†]	Lot "Three" 798 Sq. ff.	(3oles) 938 Sq. ft.	Though will
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Heur M. Willam C.E.

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8600

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Scale 12 Heet to an Inch.

PROPOSED 2 FAMILY RENOVATION

5-7 ENDICOTT COURT BOSTON, MASSACHUSETTS



COURT 02113 **FAMILY** ENDICOTT STON, MA PROPOSED 2 F RENOVATION 5-7 ENDICOTT BOSTON, MA (



2024006

Date: 3-27-2024 Drawn By: MA/ DF

Drawing Name

EXISTING AND PROPOSED **BASEMENT** FLOOR PLAN

KEY CODE SUMMARY SMOKE DETECTOR **EXISTING TYPE 5 CONSTRUCTION** HEAT DETECTOR **EXISTING 3 STORIES & BASEMENT** 60 CARBON MONOXIDE DETECTOR EXISTING R-3 USE GROUP (TWO-FAMILY) 1 HOUR WALL **EXISTING NON- SPRINKLERED** 2 HOUR WALL ZONE: NORTH END MFR. \boxtimes FAN 45 MIN DOOR 0 1-1/2 HOUR DOOR WINDOW TYPE SOIL TESTING 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1) REFER TO THE GEOTECHNICAL SUMMARY REPORT DATED JUNE 7, 2021 AND PREPARED BY KMM GEOTECHNICAL CONSULTANTS, LLC., 7 MARSHALL ROAD, 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1) HAMPSTEAD, NH. 03841. FIRE EXTINGUISHER E **NEW WALL** NOTE: THIS PROJECT IS LEVEL 2 ALTERATIONS AS PER 2015 IEBC. AS WORK AREA IS LESS

THAN 50% OF BUILDING AREA.

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-

CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE
- WORK AS DESCRIBED IN THE DRAWINGS
- ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
 OBTAINING AND PAYING FOR ALL PERMITS.
- 4 PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS. SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- 9. JOB SITE SAFETY
 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.

 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.

- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT,
 12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT,
 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 14 SITE CLEANLINESS AND CONFORMANCE TO NEPA 241 REQUIREMENTS.
- 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.

 16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- 17. POURING CONCRETE
- 18. INSULATING 19. INSTALLING DRYWALL
- 20. FINAL INSPECTION

SHOP DRAWINGS

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CONTRACTOR TO ENSURE MATERIALS AND ASSEMBLIES ARE COMPATIBLE AND ACCEPTABLE TO THE MANUFACTURER. ALL ASSEMBLY MATERIALS SHALL BE FROM A SINGLE SOURCE AS MUCH AS POSSIBLE.

REQUEST FOR INFORMATION -

ONLY RFI'S SENT THROUGH BY THE OWNER AND AWARDING CONTRACTOR WILL BE ANSWERED. SUBCONTRACTORS MUST SUBMIT RFI'S THROUGH THE GENERAL CONTRACTOR

BIDDING PHASE - OWNER AND AWARDING CONTRACTOR ARE RESPONSIBLE FOR COMPILING AND AGGREGATING RFIS AND SUBMITTING TO THE ARCHITECT OR DESIGNER AT ONE TIME ONLY. ARCHITECT OR DESIGNER HAS ONE WEEK TO RESPOND. QUESTIONS MUST BE COMPLETE, NOT PIECEMEAL AND SHOULD BE SUBMITTED BY CSI DIVISION.

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECT SHALL BE SUBMITTED A

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- . ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
- FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
- 4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
- 5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEOUATE STRENGTH.
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST
- FRAMING 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR
- TO JOIST FRAMING. 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS
- 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- 10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL
- 11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing wans snail be as follows; or as noted on dra				
Span of opening:		Size: 2x6 studs	Size: 2x4 studs	
less tha	ın 4'-0"	3 - 2x4	2 - 2x4	
up to	6'-0"	3 - 2x6	2 - 2x6	
up to	8'-0"	3 - 2x8	2 - 2x8	
up to	10'-0"	3 - 2x10	2 - 2x10	

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS - PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT WITH SNOW DRIFT

WHERE APPLICABLE. = 128 MILES PER HOUR WIND LOAD

SEISMIC:

Se = 0.217 S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fy=135 PSI,

FOUNDATION NOTES:

- THE FOUNDATION HAS BEEN DESIGNED FOR 4000 PSF ALLOWABLE SOIL BEARING CAPACITY.
- 2. ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND FOOTINGS WILL BE ENGINEERED BACKFILL COMPACTED IN SPECIFIC LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
- 3. ALL EMBANKMENTS AND BACKFILL COMPACTED IN SPECIFIED LIFTS TO 90 PERCENT OF MAXIMUM DRY DENSITY, UNLESS OTHERWISE INDICATED OR SPECIFIED.
- 4. PROVIDE SHEETING, BRACING, AND UNDERPINNING AS REQUIRED TO PRESERVE ADJACENT STRUCTURES.
- 5. FOUNDATIONS SHALL NOT BE POURED IN WATER OR ON FROZEN GROUND
- VERIFY LOCATIONS AND REQUIREMENTS FOR INSERTS, SLEEVES, CONDUITS, EMBEDMENT AND PENETRATIONS WITH RESPECTIVE TRADES BEFORE PLACING CONCRETE.
- 7. DOWELS FROM FOUNDATIONS INTO PIERS, COLUMNS, BUTTRESSES OR WALLS SHALL BE THE SAME SIZE AND NUMBER AS REINFORCEMENT IN PIERS, COLUMNS, BUTTRESSES OR WALLS ABOVE, EXCEPT AS OTHERWISE SHOWN.
- 8 CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER. AS REQUIRED DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT ALTERED.
- 10, ALL FOUNDATION UNITS (PIERS) SHALL BE CENTERED SUPPORT MEMBERS, UNLESS OTHERWISE NOTED ON PLANS.
- 11. COORDINATE UNDER FLOOR AND PERIMETER DRAIN REQUIREMENTS WITH ARCHITECTURAL, CIVIL AND PLUMBING DRAWINGS AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. 12, ALL BEARING MATERIALS SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT, THE INDEPENDENT TESTING AGENCY SHALL DETERMINE THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
- 13. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
- 14. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR & SLAB AT TOP AND BOTTOM ARE IN PLACE.
- 15, WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- 16. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
- 17. SEE THE REQUIREMENTS OF THE SPECIFICATIONS FOR BACKFILLING UNDER OR ADJACENT TO ANY PORTION OF THE BUILDING
- 18, PROTECT IN-PLACE FOUNDATIONS, SLABS AND ADJACENT STRUCTURES, NEW CONSTRUCTION, STREET UTILITIES FROM FROST PENETRATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES UNTIL THE PROJECT IS COMPLETED.
- 19. SLAB ON GRADE SHALL BEAR DIRECTLY ON A MIN. 12" THICK LAYER OF COMPACTED STRUCTURAL FILL, OR MIN. 6" THICK LAYER OF CRUSHED STONE, PLACED ABOVE PROOFROLLED AND COMPACTED EXISTING FILL, OR ABOVE UNDISTURBED NATURAL TILL. SHOULD BEDROCK BE ENCOUNTED AT OR WITHIN 12" OF BOTTOM OF SLAB, BEDROCK SHALL BE OVER EXCAVATED A MIN, OF 12" BELOW BOTTOM OF SLAB.
- 20. WHERE BEDROCK IS ENCOUNTED AT OR WITHIN 12" OF DESIGN FOOTING GRADE, IT SHOULD BE OVER EXCAVATED A MIN, OF 12" BELOW THE BOTTOM OF PROPOSED FOOTING. BEDROCK EXCAVATIONS SHOULD EXTEND A MIN. OF 12" BEYOND FOOTING EDGE. LOOSE ROCK PIECES SHOULD BE REMOVED WITHIN THE FOOTING BEARING ZONE, AND OPEN BEDROCK JOINTS SHOULD BE CHOKED WITH CRUSHED STONE OR FILLED WITH CONCRETE PRIOR TO PLACING THE SOIL CUSHION

CONCRETE NOTES:

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF
- 3000 PSI FOR FOUNDATION WALL, EXTERIOR WALLS AND
 OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER.
 MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

- ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE. 5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL
- REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
- 6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
- FOOTINGS 3 INCHES SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS.
 SIDES OF COLUMNS/PIERS, SLABS
 ON GRADE FROM TOP SURFACE
 INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED
- TO THE WEATHER
 TOP STEEL OF INTERIOR SLABS 7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

1-1/2 INCHES

REMOVALS NOTES:

- 1. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
- 2. ALL DEMOLISHED MECHANICAL AND ELECTRICAL ITEMS SHALL BE REMOVED INCLUDING MAIN RUNS AND SERVICE LINES TO SOURCE, ALL SYSTEM LINES ARE NOT SHOWN ON CONSTRUCTION DOCUMENTS.
- 3. VERIFY EXTENT OF ALL CONDITIONS OF DEMOLITION WITH FLOOR PLANS AND SCHEDULED CONSTRUCTION PRIOR TO DEMOLITION. DISCREPANCIES BETWEEN DESIGN CONDITIONS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT.
- 4. ALL WALLS, SUBSTRUCTURAL FRAMES, PARTITIONS, EQUIPMENT, ETC. INDICATED BY DASHED LINES (---) SHALL BE REMOVED. ALL MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SERVICES WHICH ARE CONTAINED IN THE AREA TO BE REMOVED SHALL ALSO BE REMOVED OR REROUTED. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION BEFORE STARTING DEMOLITION
- 5. ALL EXISTING UNUSED WALL PENETRATIONS IN INTERIOR AND EXTERIOR WALLS ALONG WITH PENETRATIONS LEFT AFTER SELECTIVE DEMOLITION ACTIVITIES SHALL BE INFILLED TO MATCH ADJACENT WALL FINISHES AND THICKNESS AS DIRECTED.
- 6. MAINTAIN CLEAR EXIT PATHS DURING DEMOLITION AND CONSTRUCTION
- 7. ALL STRUCTURAL ELEMENTS SHALL BE PROTECTED DURING DEMOLITION.
- 8 REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT, CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- 9. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND
- 10. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
- 11. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE AFFECTED BY THE DEMOLITION.
- 12. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.

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民国了つ P. R. P. 8 Choo Company, Inc.

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One Billings Road Quincy, MA 02171



Revision Date

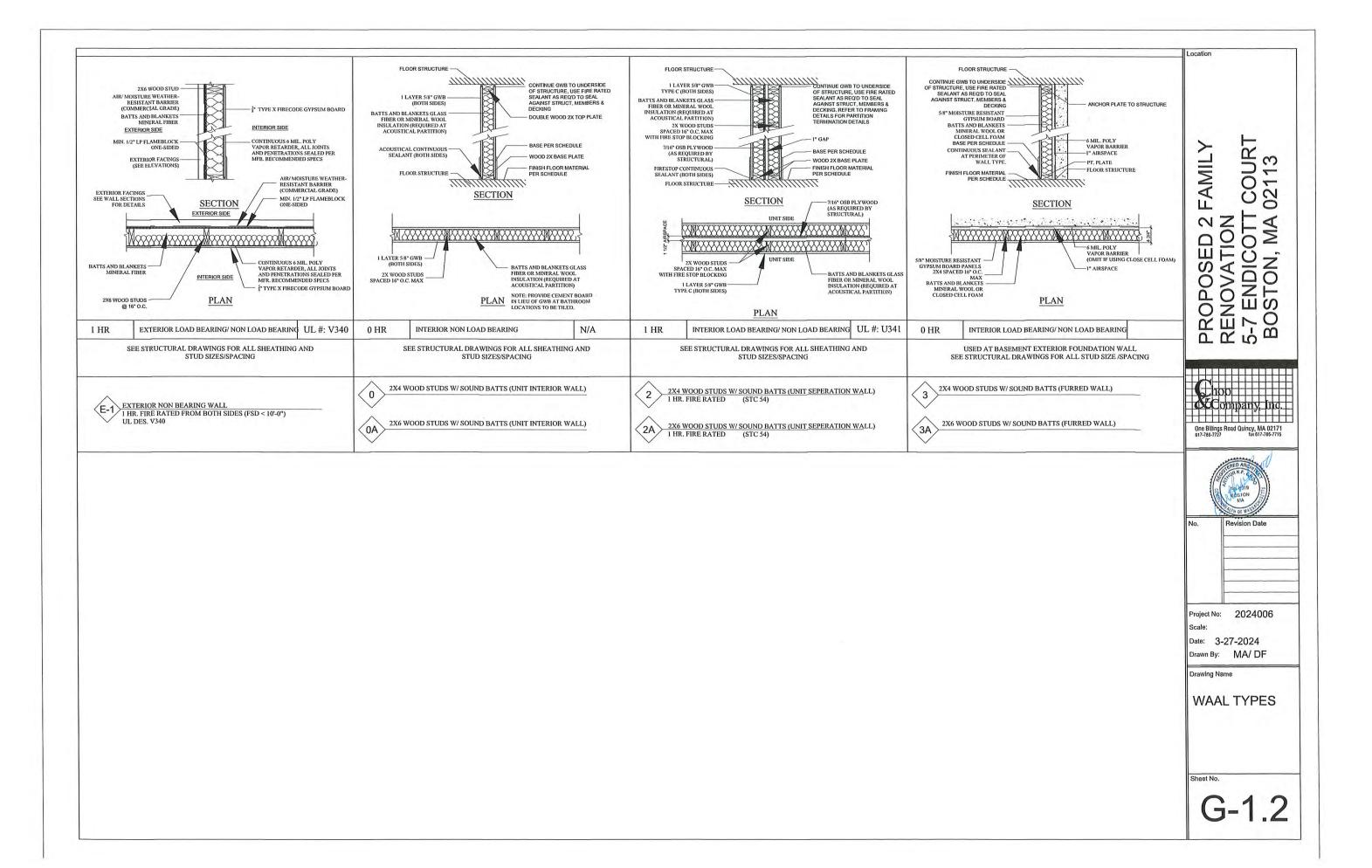
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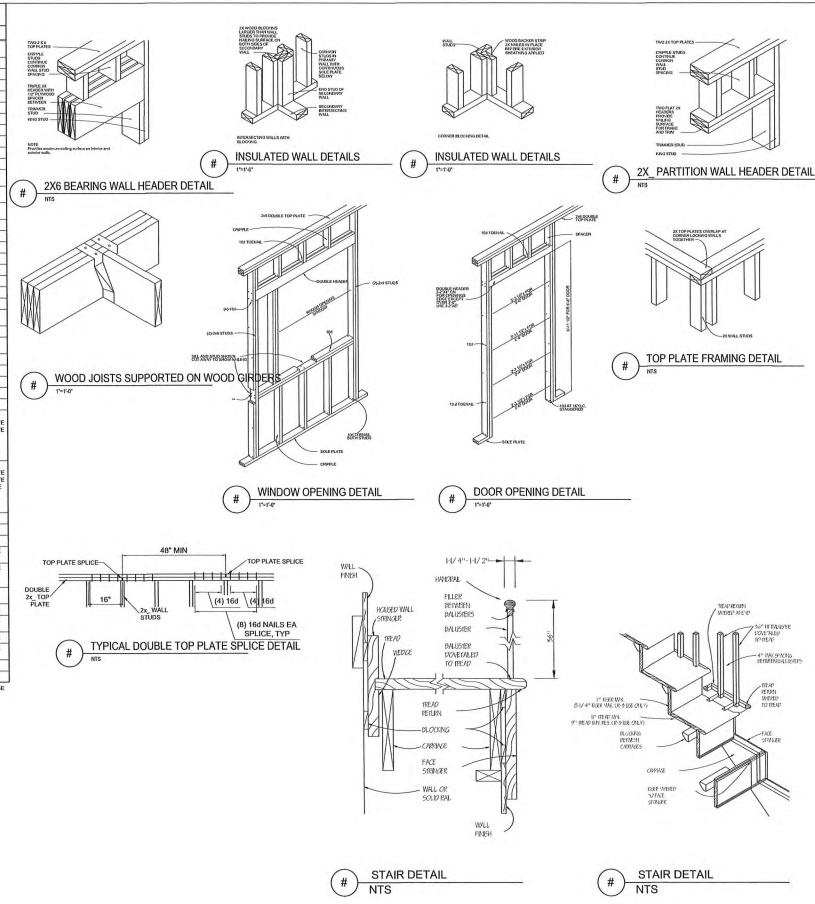
Project No: 2024006

Drawing Name

PROJECT **NOTES**



RECOMMENDED FASTENING SCHEDULE NAIL SIZE AND TYPE BUILDING ELEMENT NUMBER AND LOCATION STUD TO SOLE PLATE TOE-NAIL OR 2 DIRECT-NAIL 2 TOE-NAIL OR 2 DIRECT-NAIL STUD TO CAP PLATE 16D COMMON 10D COMMON DOUBLE STUDS 12" O.C. DIRECT CORNER STUDS 16D COMMON 24" O.C. DIRECT SOLE PLATE TO JOIST OR BLOCKING 16D COMMON DOUBLE CAP PLATE 10D COMMON 16" O.C. DIRECT 10D COMMON 2 DIRECT-NAIL CAP PLATE LAPS 2 EACH DIRECT BEARING RIBBON STRIP, 6" OR LESS 10D COMMON RIBBON STRIP, 6" OR MORE 10D COMMON 3 EACH DIRECT BEARING ROOF RAFTER TO PLATE 8D COMMON 3 TOF-NAIL 16D COMMON 2 TOE-NAIL OR DIRECT-NAIL JACK RAFTER TO RIDGE JACK RAFTER TO HIP 10D COMMON 16D COMMON 3 TOE-NAIL OR 2 DIRECT-NAIL 10D COMMON 5 DIRECT OR 3 DIRECT 10D COMMON 2 DIRECT FLOOR JOISTS TO STUDS 10D COMMON (WITH CEILING JOISTS FLOOR JOISTS TO SILL OR GIRDER 3D COMMON 3 TOE-NAIL LEDGER STRIP 16D COMMON 3 EACH DIRECT 16D COMMON 3 TOE-NAIL CEILING JOISTS TO PLATE CEILING JOISTS (LAPS OVER PARTITION) 10D COMMON 3 DIRECT-NAIL CEILING JOISTS (PARALLEL TO RAFTER) 10D COMMON 3 DIRECT COLLAR BEAM 10D COMMON 3 DIRECT BRIDGING TO JOISTS 8D COMMON 2 EACH DIRECT END DIAGONAL BRACE (TO STUD AND PLATE) 8D COMMON EACH DIRECT BEARING TAIL REAMS TO HEADERS 20D COMMON EACH END 4 SQ. FT. FLOOR AREA HEADER BEAMS TO TRIMMERS 20D COMMON 1 FACH END 8 SQ. FT. FLOOR AREA 8D COMMON 2 FACH DIRECT RAFTER 8D COMMON 3 FACH DIRECT RAFTER 1" SUBFLOORING (6" OR LESS) 8D COMMON 2 EACH DIRECT JOIST 1" SUBFLOORING (8" OR MORE) 8D COMMON 3 EACH DIRECT JOIST 2 EACH DIRECT JOIST 2" SUBFLOORING 16D COMMON 1" WALL SHEATHING (8" OR LESS IN WIDTH) 2 EACH DIRECT STUD 8D COMMON 3 EACH DIRECT STUD 1" WALL SHEATHING (OVER 8" IN WIDTH) 8D COMMON PLYWOOD ROOF & WALL SHEATHING 6" O.C. DIRECT EDGES & 12" O.C. INTERMEDIAT 8D COMMON 16 GAUGE GALVANIZED WIRE STAPLES, 3/8" MINIMUM CROWN; LENGTH OF 1" PLUS PLYWOOD THICKNESS 4" O.C. EDGES & 8" O.C. INTERMEDIATE (OVER 6° IN WIDTH SAME AS IMMEDIATELY ABOVE 2 1/2" O.C. EDGES & 5" O.C. INTERMEDIATE (1/2*) (3/8*, 3/4*) (1*, 1 1/8*) 8D COMMON OR 6D ANNULAR OR SPIRAL THREAD 8D COMMON OR 8D ANNULAR OR SPIRAL THREAD 10D COMMON OR 8D RINS SHANK OR 8D ANNULAR OR SPIRAL THREAD 16D GALVANIZED WIRE STAPLES 3/6* MINIMUM CROWN; 1 3/6* LENGTH 3° O.C. DIRECT EDGES & 10° O.C. INTERMEDIATE 3° O.C. DIRECT EDGES & 10° O.C. INTERMEDIATE 3° O.C. DIRECT EDGES & 6° O.C. INTERMEDIATE 4" O.C. EDGES & 7" O.C. INTERMEDIATE 2 1/2" O.C. EDGES & 4" O.C. INTERMEDIATE BUILT-UP GIRDERS AND BEAMS 20D COMMON 32" O.C. DIRECT 8D COMMON TOE-NAIL CONTINUOUS HEADER TO STUD CONTINUOUS HEADER, TWO PIECES 16" O.C. DIRECT 1/2" GALVANIZED ROOFING NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16 O.C. EXTERIOR EDGE 6" O.C. INTERMEDIATI 2" FIBER BOARD SHEATHING 1 3/4" GALVANIZED ROOFING NAIL OR 8D COMMOI NAIL OR 16 GAUGE STAPLE, 1 1/2" LONG WITH MIN. CROWN OF 7/16" 25/32" FIBER BOARD SHEATHING O.C. EXTERIOR EDGE 6° O.C. INTERMEDIATI 12 GAUGE 1 3/4" LARGE HEAD CORROSION GYPSUM SHEATHING 4" O.C. EDGE 8" O.C. INTERMEDIATE PARTICLE BOARD UNDERLAYMENT (1/4"-3/4") 6D ANNULAR THREADED 6" O.C. DIRECT EDGES 10" O.C. INTERMEDIATE PARTICLE BOARD ROOF AND WALL SHEATHIN 6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE 5/8" OR GREATER 8D COMMON 6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE PARTICLE BOARD SUBFLOORING 8D COMMON 6" O.C. DIRECT EDGES 12" O.C. INTERMEDIATE (5/8" OR GREATER SHINGLES, WOOD' NO. 14 B&S GAGE CORROSION RESISTIVE 2 FACH BEARING WEATHER BOARDING 8D CORROSION 2 EACH BEARING NOTE *: SHINGLE NAILS SHALL PENETRATE NOT LESS THAN 3/4" INTO NAILING STRIPS, SHEATHING OR SUPPORTING CONSTRUCTION EXCEPT AS OTHERWISE PROVIDED IN 780 CMR 1225.4.4.



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Choo Company Inc.

One Billings Road Quincy, MA 02171

2024006

Project No:

Drawing Name

Date: 3-27-2024

Drawn By: MA/ DF

FASTENING SCHEDULE &

FRAMING

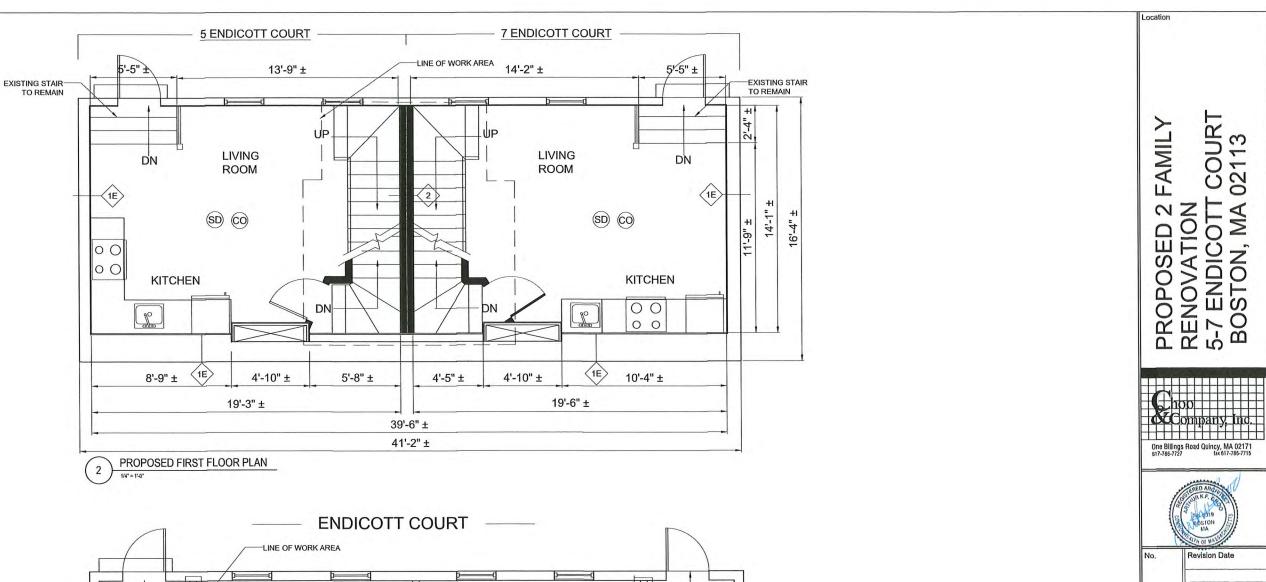
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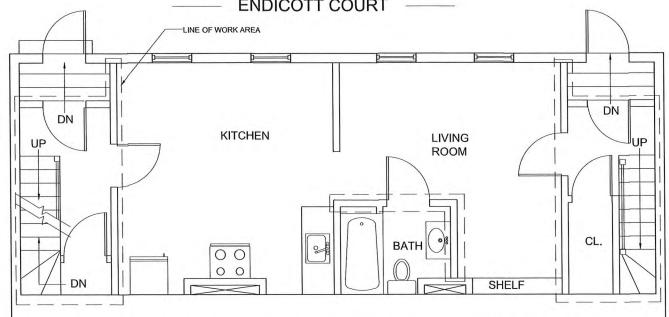
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FAMILY

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1 EXISTING FIRST FLOOR PLAN

Project No: 2024006

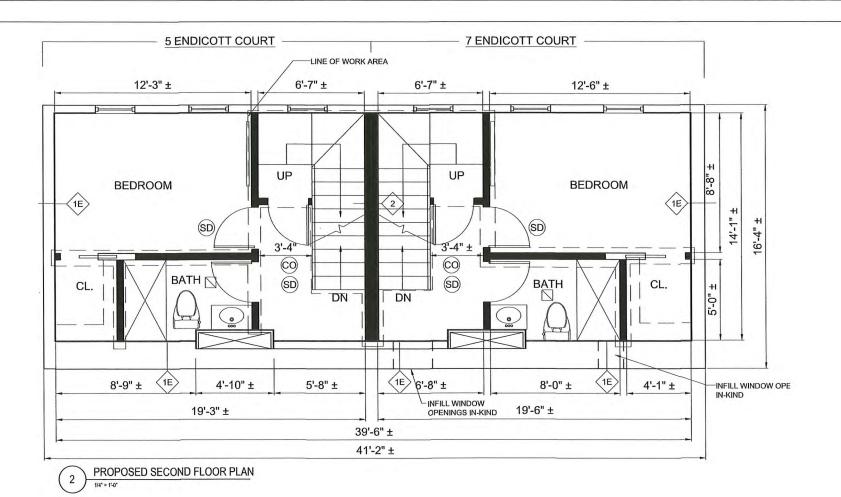
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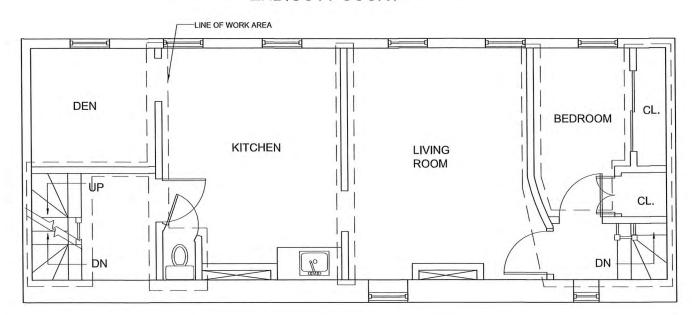
EXISTING AND PROPOSED FIRST FLOOR PLAN

Sheet N

A-1.1



ENDICOTT COURT —



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

Location

PROPOSED 2 FAMILY RENOVATION 5-7 ENDICOTT COURT BOSTON, MA 02113





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Project No: 2024006 Scale: Date: 3-27-2024

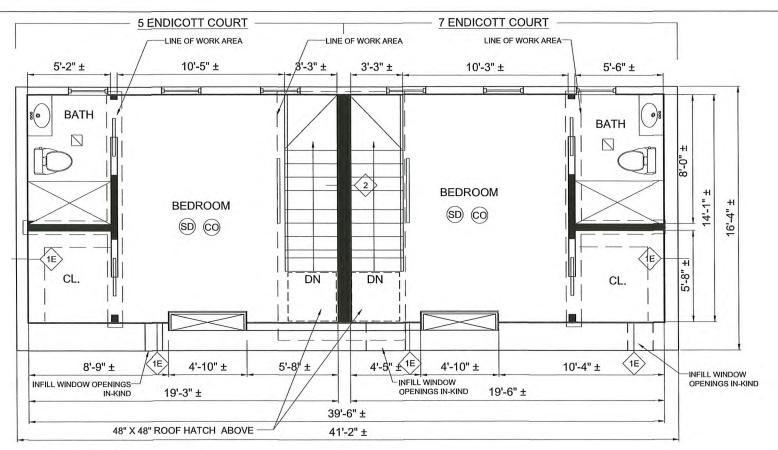
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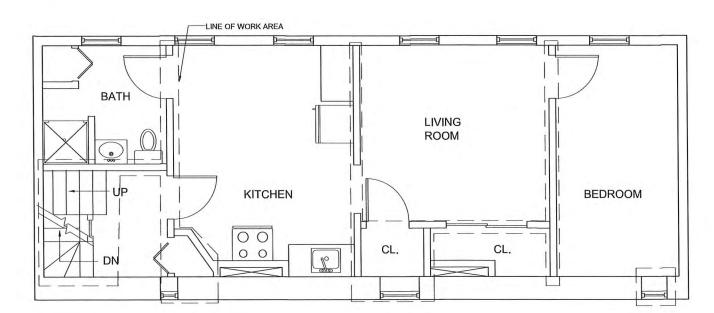
EXISTING AND PROPOSED SECOND FLOOR PLAN

Sheet N

A-1.2



PROPOSED THIRD FLOOR PLAN (2)



EXISTING THIRD FLOOR PLAN

PROPOSED 2 FAMILY RENOVATION 5-7 ENDICOTT COURT BOSTON, MA 02113 r COURT 02113



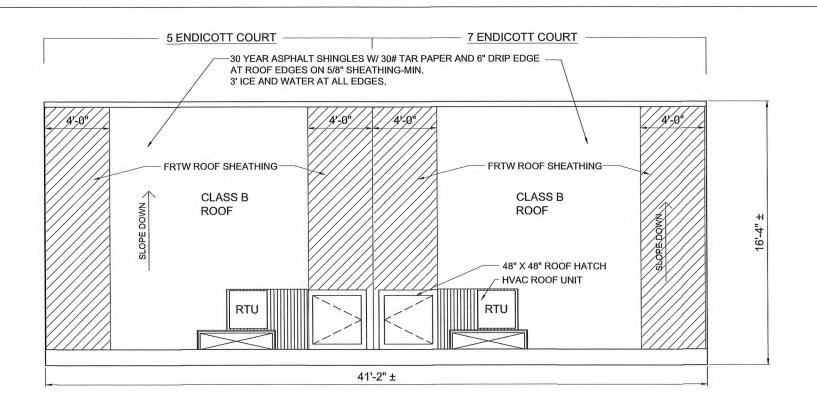


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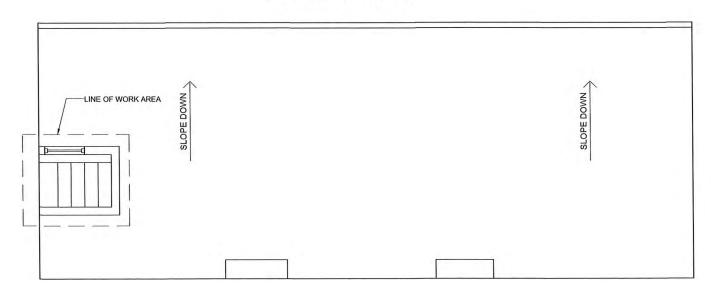
Drawing Name

EXISTING AND PROPOSED THIRD FLOOR **PLAN**



PROPOSED ROOF PLAN

ENDICOTT COURT —



1 EXISTING ROOF PLAN

1/4"= 1'-0"

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PROPOSED 2 FAMILY RENOVATION 5-7 ENDICOTT COURT BOSTON, MA 02113





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Project No: 2024006

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Date: 3-27-2024 Drawn By: MA/ DF

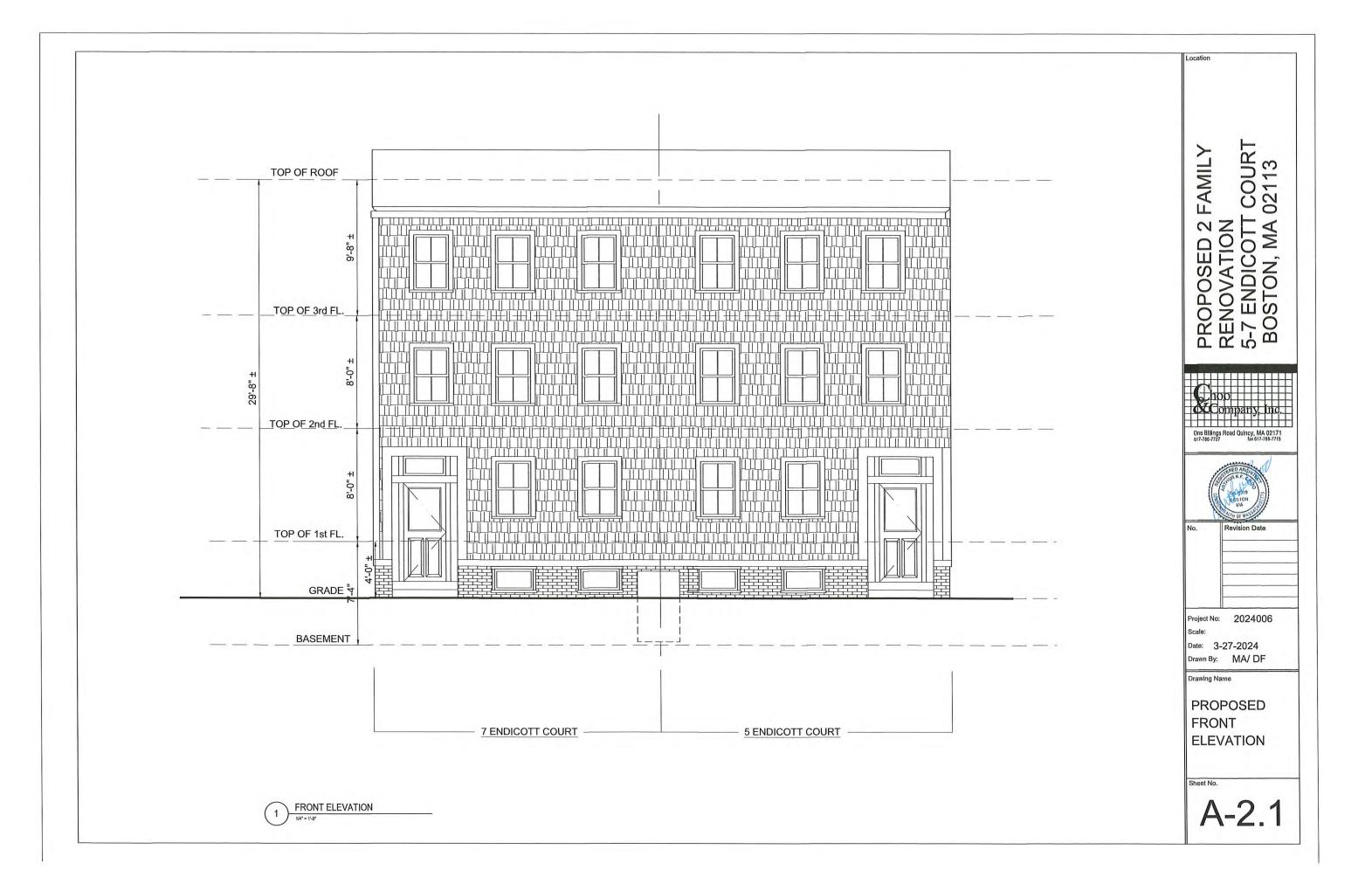
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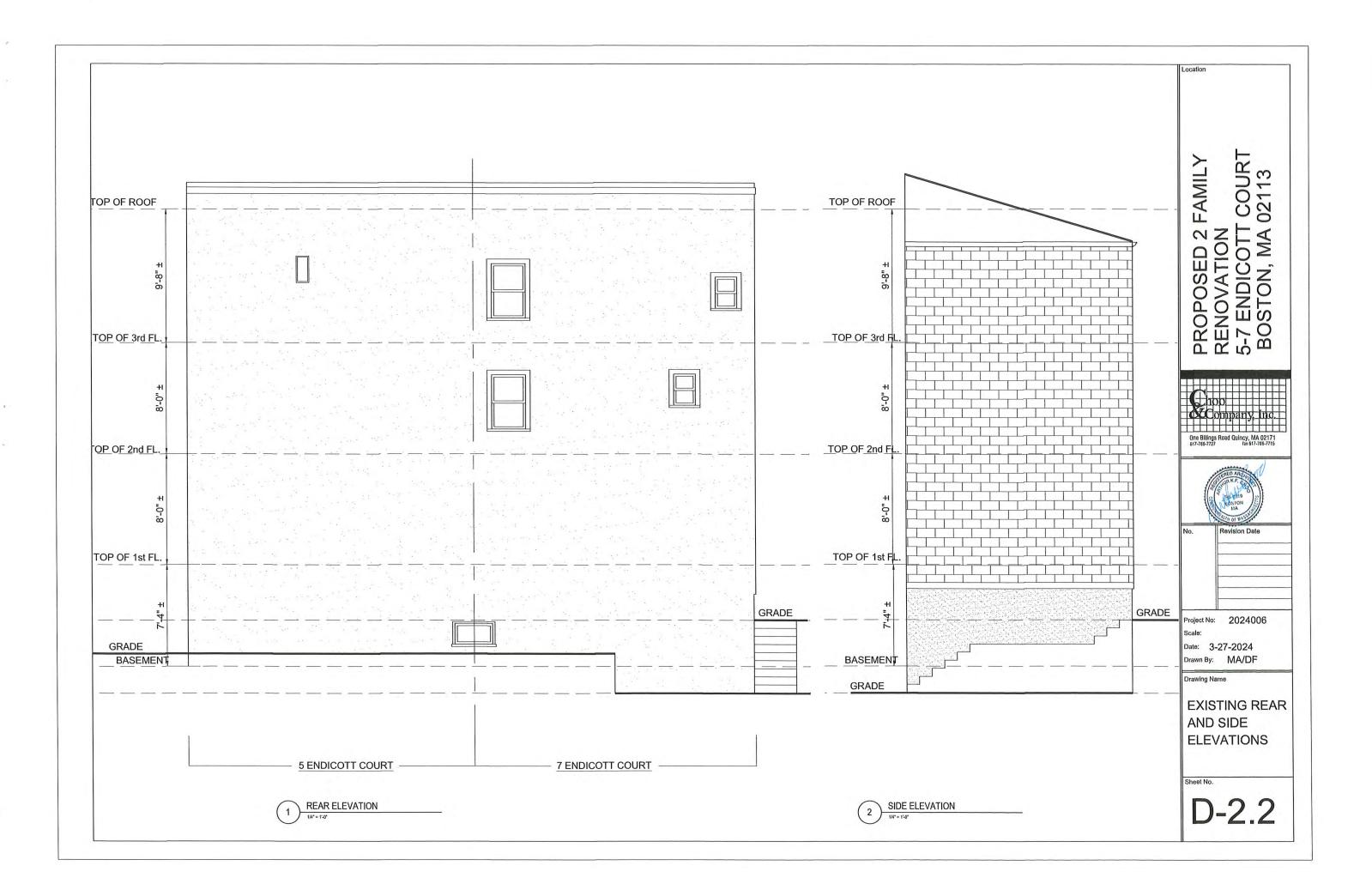
EXISTING AND PROPOSED ROOF PLAN

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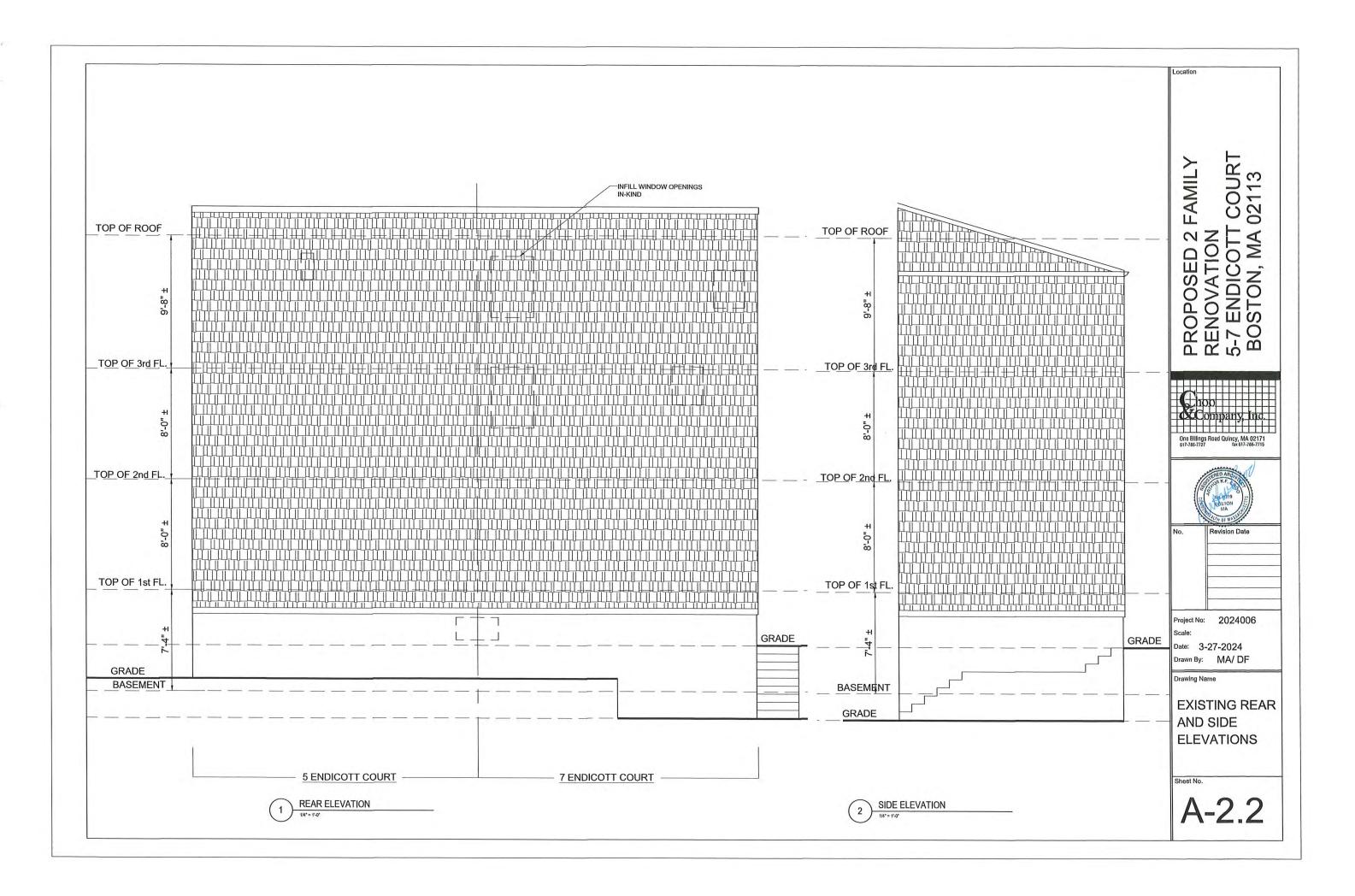


PHOTO GALLERY <u>5 & 7 ENDICOTT CT., BOSTON (NORTH END), MA</u>



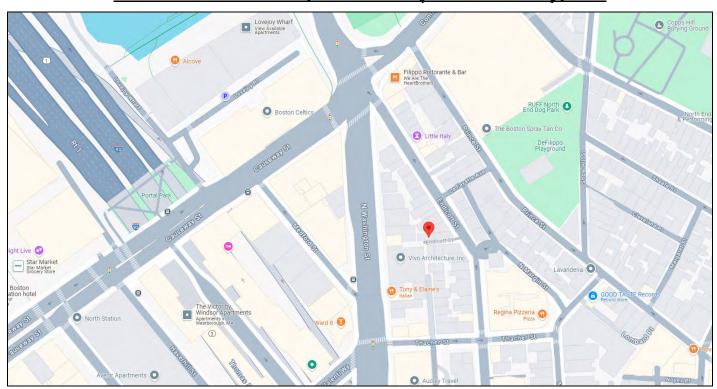


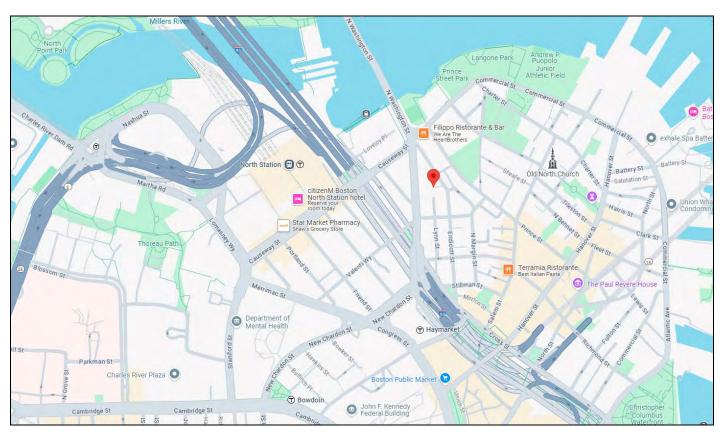






MAP 5-7 ENDICOTT CT., BOSTON (NORTH END), MA







The Commonwealth of Massachusetts

Executive Office of Health and Human Services
Department of Public Health
Bureau of Environmental Health
250 Washington Street, 7th Floor
Boston, MA 02108
(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. This package is for compliance with both state and federal lead notification requirements.

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either deleaded or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit deleaded. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09



THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE
President
Phone: 800-521-0111

Fax: 508-362-1073

JJManning.com

auctions@JJManning.com

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