

Post-Eviction House Inspection Photos

Home of
Jennifer Ankner-Edelstein & Eric Edelstein
119 Bundy Road
Bethel, VT 05032

Evictees:
Rebeca Maloney & Donald Heroux, Jr.

Eviction Deadline: November 27, 2009
(Tenants seen leaving premises November 26, 2009 by neighbors)

Writ of Posession Granted October 29, 2009 by
Windsor County Superior Court
Docket No. 571-8-09 Wrcv

Photographs and inspections
By
Eric Edelstein (December 3, 4, 5 and 6, 2009)
Todd Trzaskos (November 30, 2009)
Rachel Bent (November 28, 2009)



Renters Rebeca Maloney and Donald Heroux Jr. were evicted from the property of Jennifer Ankner-Edelstein and Eric Edelstein at 119 Bundy Road in Bethel, Vermont no later than 11:00 AM, November 27, 2009 as ordered by a Writ of Possession granted by Judge Eaton of the Windsor County Superior Court in Woodstock, Vermont in November, 2009. Tenants failed to pay rent and breached multiple sections of the Lease, resulting in the Eviction order.

Neighbors Ralph Allen and Chuck Adams report seeing a horse trailer and moving van leaving the premises on November 26, one day before the eviction deadline posted at the premises by the Windsor County Sheriff's Department. Neighbor Joanne Kent (having Power of Attorney for the Ankner-Edelsteins for the premises during the eviction process) met Windsor County Deputy Sheriff Victor [lastname?] at the house the following morning (November 27, 2009) at 10:40 AM to verify the tenants had vacated the property. Joanne Kent entered the premises and inspected the condition of the house per instructions of the Ankner-Edelsteins and found damaged property, a broken window, piles upon piles of rubbish and garbage strewn throughout the house, dog feces and urine in multiple rooms, the sunroom wood floor horribly stained by feces and urine everywhere, damaged woodwork, rubbish and trash littered through the yard, garage and outbuildings. She described it as shocking. She reported the fuel oil tanks were emptied and a delivery would be required.

Rachel Bent was hired to enter and clean the house. She first entered the house Saturday, November 28 and discovered the same conditions as Joanne Kent and described the situation as a disaster and uninhabitable and showed signs of damage from dogs running free in the house. She took several photographs of the conditions during her attempts to clean the house.

Neighbor Chuck Adams also visited the property on Saturday, November 28 per instructions of Eric Edelstein to assess the cost of changing locks. Chuck reported the heat had failed and the house was cold, with sub-freezing nighttime temperatures forecast in the next few days.

Chuck also confirmed he was shocked and stunned at the disastrous conditions of the house, confirming the broken window, damage to drywall and uninhabitable conditions due to dog feces and urine and garbage everywhere. The sunroom had obviously been used as an indoor kennel for the tenants' 4 dogs and they appeared to have been granted run of the house, defecating and urinating everywhere. He reported he had never seen anything like it. Chuck had previously seen the condition of the house on October 27 during a visit with Eric Edelstein to review the electrical system for an estimate to install a Genrac electrical standby generator system for the winter. Chuck verified the condition of the house had degraded shockingly between the time of the October 27 visit and the forced eviction of the tenants one month later.

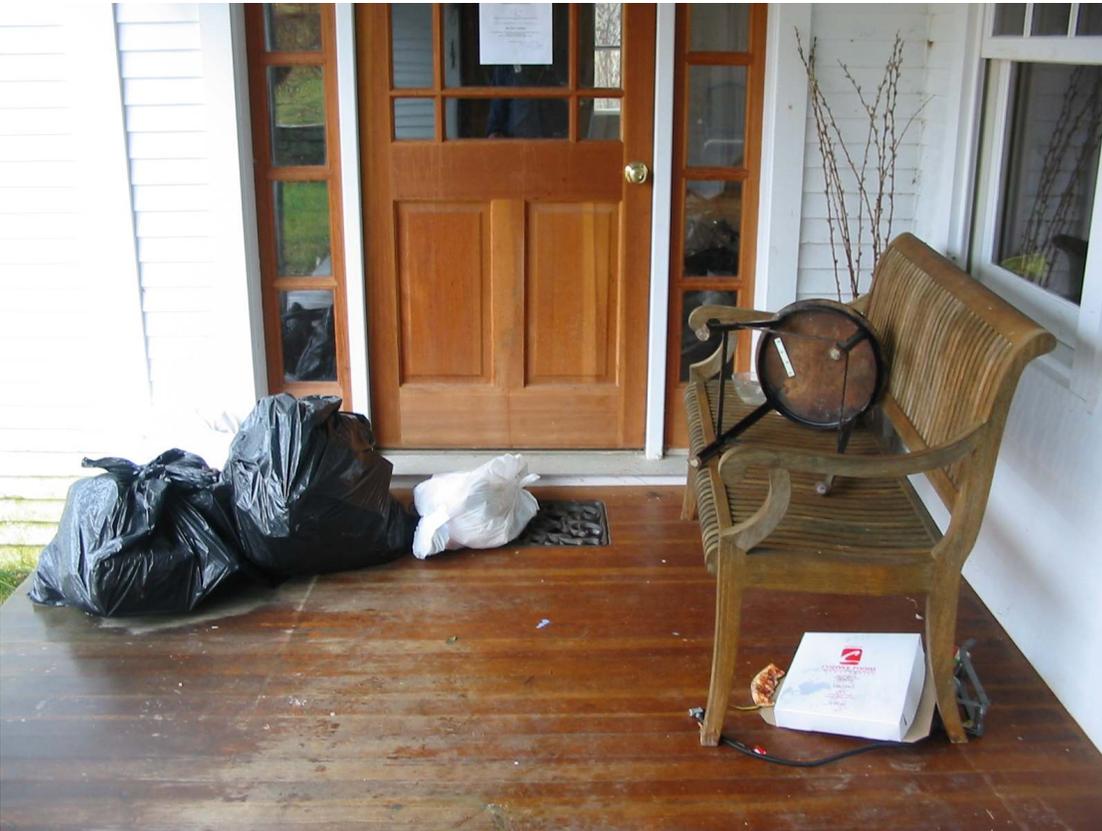
Eric Edelstein's work associate, Todd Trzaskos, visited the house on Monday, November 30 to take photographs and some video of the conditions.

Eric Edelstein, who is living in France with his family for two years, flew from France on the night of December 2 to inspect the premises on December 3. He also took photographs and inventoried the initial condition of the house.

The house was left to tenants in superbly clean condition with no garbage on the premises. The Lease signed by Rebeca Maloney and Donald Heroux Jr, required them to remove all rubbish and garbage, and to leave the premises swept clean and damp-mopped at their departure. It also required them to refill oil and propane tanks upon departure. A certified letter to the tenants required them to notify the Ankner-Edelstein's attorney, Frank Berk of their departure date and deliver the keys to that office upon departure. Tenants refused to obey any of these demands. The estimated damages exceed \$12,000 dollars.



Front porch showing rubbish left behind.
Photo by T. Trzaskos
November 30, 2009.



Front porch showing rubbish left behind.
Photo by T. Trzaskos
November 30, 2009.



Front porch showing rubbish left behind.
Photo by T. Trzaskos
November 30, 2009.



Mudroom entry showing rubbish left behind and draperies from owners' children's room stained with dog urine and feces.
Photo by T. Trzaskos
November 30, 2009.



Workshop tool bench condition showing broken micrometer on table. Tool bench and tool box had been orderly and organized. Tools are missing, broken off, sawed-off, bent, have missing pieces and left outside in the rain.

Photo by T. Trzaskos
November 30, 2009.



Family room showing general rubbish and landlords' mattress which was wrapped and stored in workshop, found to be soaked with dog urine and unusable.

Photo by T. Trzaskos
November 30, 2009.



Family room showing general rubbish, near-exploding milk jugs, old food left behind.

Photo by T. Trzaskos
November 30, 2009.



Laundry room area showing rubbish, stained and unusable couch pillows, window fan, telephone. curtain from landlords' children's room stained with dog urine.

Photo by T. Trzaskos
November 30, 2009.



Kitchen condition.

Photo by T. Trzaskos
November 30, 2009.



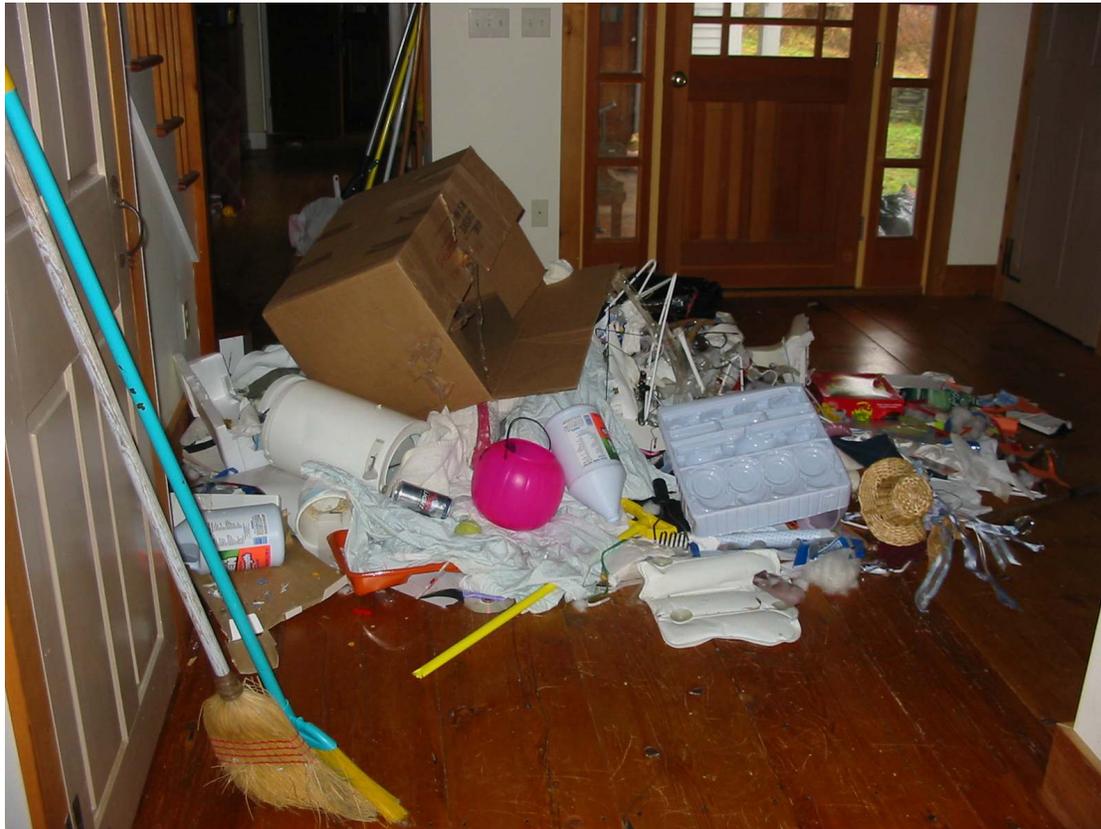
Kitchen condition.

Photo by T. Trzaskos
November 30, 2009.



Sunroom covered in dog feces and stained by dog urine. Sunroom floor was refinished slightly more than a year previous to tenants' occupation of the property. Dogs chewed and damaged wood trim, baseboard and windowsills. Dogs scarred doors with claw marks. It appears this room was used as a dog kennel. Garbage and piles of dog feces in bags on back porch.

Photo by T. Trzaskos
November 30, 2009.



Pile of rubbish at base of stairs.

Photo by T. Trzaskos
November 30, 2009.



Broken sunroom window.

Photo by T. Trzaskos
November 30, 2009.



Drywall in master
bedroom walkthrough
closet damaged by dogs.
Poor attempt to patch
hole by tenants.

Photo by T. Trzaskos
November 30, 2009.



Back porch rubbish showing bent and burned patio beverage stand, stairs pulled away from porch face, landlord's upholstered patio furniture cushions left on the ground in the rain. Note pile of landlord's cotton towels stained with dog feces and urine at top of stairs.

Photo by T. Trzaskos
November 30, 2009.



Landlord's tools left outside on hood of truck. Tools became rusted from sitting outside.

Photo by T. Trzaskos
November 30, 2009.



Garage filled with garbage.

Photo by T. Trzaskos
November 30, 2009.



Garbage in garage.

Photo by T. Trzaskos
November 30, 2009.



Second load of garbage from inside house.

Photo by E. Edelstein
December 3, 2009.



Porch stairs pulled away from porch face. Note broken tiki torches, trash, cushion, firepit in the lawn.

Photo by E. Edelstein
December 3, 2009.



Back porch with cushions left in the rain, garbage and bags of dog feces laying on top of landlord's office chair mat.

Photo by E. Edelstein
December 3, 2009.



Flattened tires on landlord's toyota truck. Exhaust system between catalytic converter and muffler has been ripped apart. Truck bed is filled with garbage and tenant's old tire. Cab has been rifled through and left in disarray. Truck does not run any longer and is covered in mud.

Photo by E. Edelstein
December 3, 2009.





Sunroom door with missing handle, windows covered in dog feces paw stains. Floor covered in feces and soaked with urine.

Photo by E. Edelstein
December 3, 2009.



Sunroom covered in dog feces and soaked with urine. Note chewed radiator covers

Photo by E. Edelstein
December 3, 2009.



Landlord's premium-quality Simmons Beautyrest mattress soaked with dog urine.

Photo by E. Edelstein
December 3, 2009.



12/03/2009



dining room chair upholstery damaged by dog claws.

Photo by E. Edelstein
December 3, 2009.

12/03/2009



Unauthorized satellite dish mounted to the house. Another unauthorized dish is mounted on the fence.

Photo by E. Edelstein
December 3, 2009.



Dog-scratched antique wood flooring in downstairs entryway. Floor was refinished a little more than a year before tenants moved in.

Photo by E. Edelstein
December 3, 2009.



Painting on the walls of landlord's children's room.

Photo by E. Edelstein
December 3, 2009.



Feces and urine-stained childrens twin-size mattresses.

Photo by E. Edelstein
December 3, 2009.





Scratched childrens' trundle bed frame.

Photo by E. Edelstein
December 3, 2009.



Dog-damaged drywall and door frame in children's closet. Poor attempt by tenants to patch the fill the holes. Dogs were apparently shut in the closet and dug trying to get out. Smaller picture shows chewed wire and damaged drywall in same closet.

Bedroom floor is soaked with dog urine and must be refinished. The stench is nauseating. Dogs also chewed wood trim in the room.

Photo by E. Edelstein
December 3, 2009.





Doorknob pulled off
bathroom door.

Photo by E. Edelstein
December 3, 2009.



Damaged step near
laundry room.

Photo by E. Edelstein
December 3, 2009.



Burn mark in kitchen counter.

Photo by E. Edelstein
December 3, 2009.



Damaged dresser and scarred fine furniture table top. This furniture was stored in the locked attic broken into by tenants. Tenants carelessly jumbled landlord's belongs around in the attic rummaging through personal belongings and damaged several pieces of furniture in the process.

Photo by E. Edelstein
December 3, 2009.





Condition of landlord's workshop and tools.

Photo by E. Edelstein
December 3, 2009.



Condition of landlord's workshop and tools.

Photo by E. Edelstein
December 3, 2009.



Landlord's brake line flaring tool box.

Photo by E. Edelstein
December 3, 2009.



Example of one of several broken screens.

Photo by E. Edelstein
December 3, 2009.



Landlord's daughter's wrought iron garden chair broken.

Photo by E. Edelstein
December 3, 2009.



Brass patio beverage stand burned and bent

Photo by E. Edelstein
December 3, 2009.



Example of chewed threshold in sunroom.

Photo by E. Edelstein
December 3, 2009.

12/03/2009



Chewed baseboard, windowsill and radiator cover in sunroom.

Photo by E. Edelstein
December 3, 2009.

12/03/2009

12/03/2009



Sunroom door scarred by dog claws. Handle is broken and missing.

Photo by E. Edelstein
December 3, 2009.



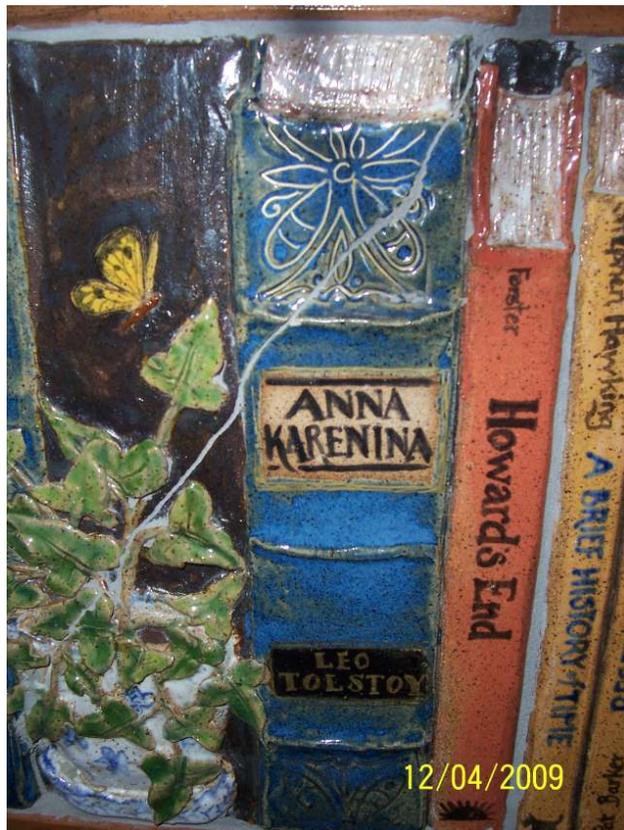
12/03/2009



12/04/2009

Custom-made ceramic tiles "keyed" with major scratches.

Photo by E. Edelstein
December 4, 2009.



12/04/2009



Antique hutch scratched.

Photo by E. Edelstein
December 4, 2009.



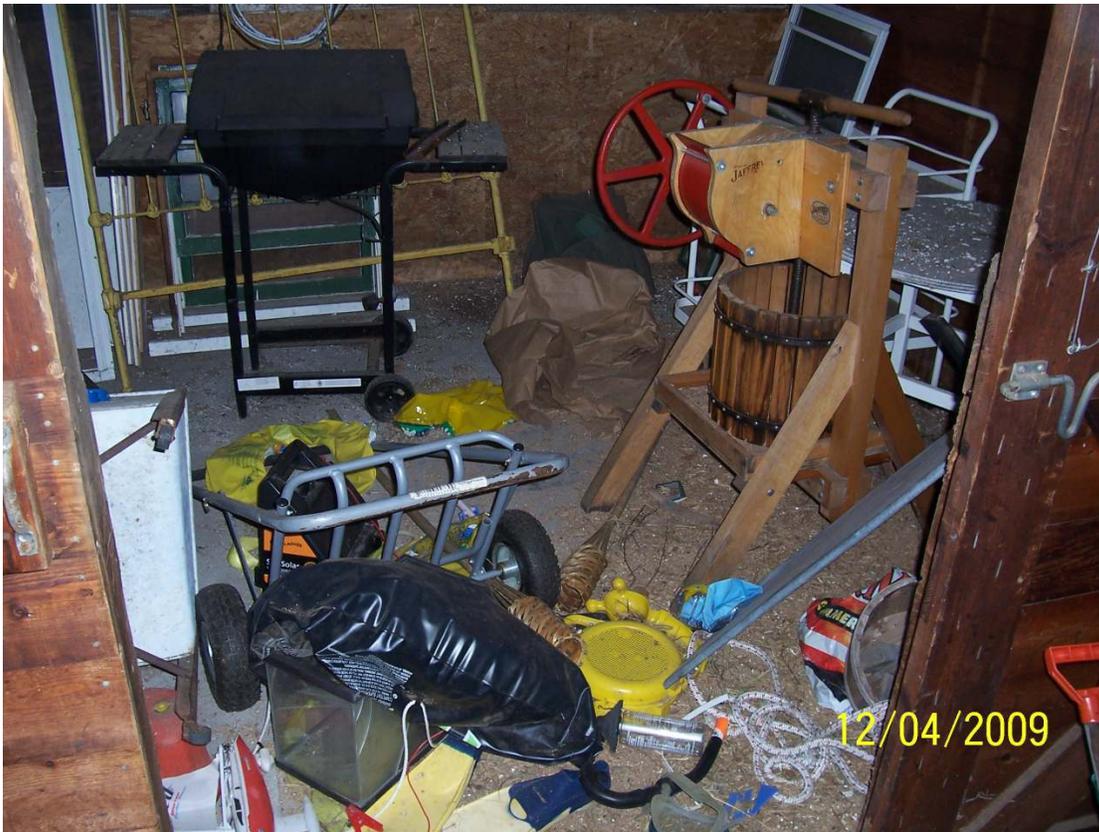
Downstairs toilet handle broken off.

Photo by E. Edelstein
December 3, 2009.



Another queen-size mattress soaked with dog urine.

Photo by E. Edelstein
December 4, 2009.



Condition of landlord's belongings in the barn.

Photo by E. Edelstein
December 4, 2009.



Custom-built band stage sections thrown into foundation pit of barn. These were previously stacked neatly on-edge in a horse stall. Glass-top patio table pitched into the same pit - glass is missing.

Photo by E. Edelstein
December 3, 2009.



Landlord's snowmobile, log splitter, DR mowing attachment and canoe just piled on each other.

Photo by E. Edelstein
December 4, 2009.



Antique dresser and drawers scattered around in the barn.

Photo by E. Edelstein
December 4, 2009.



Landlord's alloy Volvo wheels thrown into the foundation pit of the barn along with the patio table and custom-built band stage sections.

Photo by E. Edelstein
December 4, 2009.



Barn door lock pulled off.

Photo by E. Edelstein
December 4, 2009.



Landlord's Portmerion botanicals bowl and another bowl thrown into compost bin outside the garage. All plates and bowls were stored in the locked attic broken into by tenants.

Photo by E. Edelstein
December 4, 2009.



Landlord's curtain rod cut up with hacksaw. Glass rod end threads are stripped out. Tools are scattered all over the workbench.

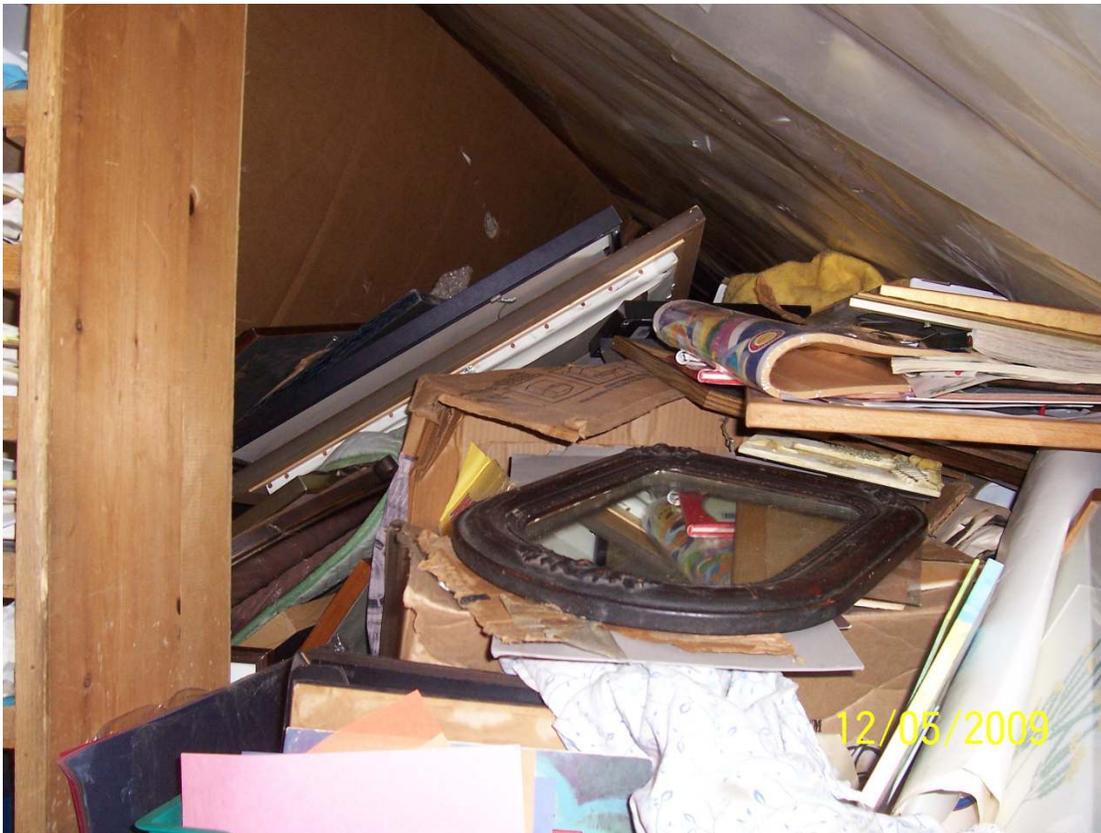
Photo by E. Edelstein
December 4, 2009.



Landlord's iron cookpans corroded, rusted and unusable. These pans were seasoned for several years with constant oiling to a fine finish and stored in the locked attic broken into by tenants. They are unusable.

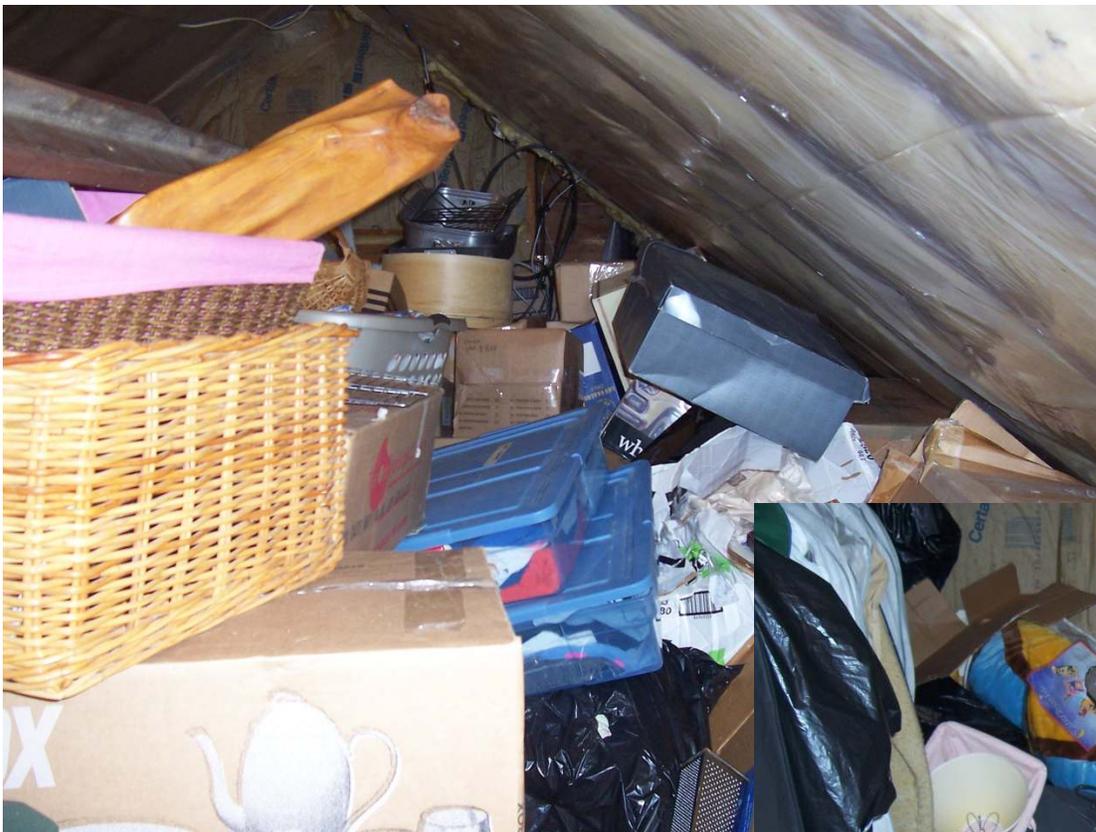
Photo by E. Edelstein
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Attic showing Landlord's belongings thrown into disarray by tenants breaking into the locked attic. All items were organized and neatly stored prior to tenant's occupation of the premises.

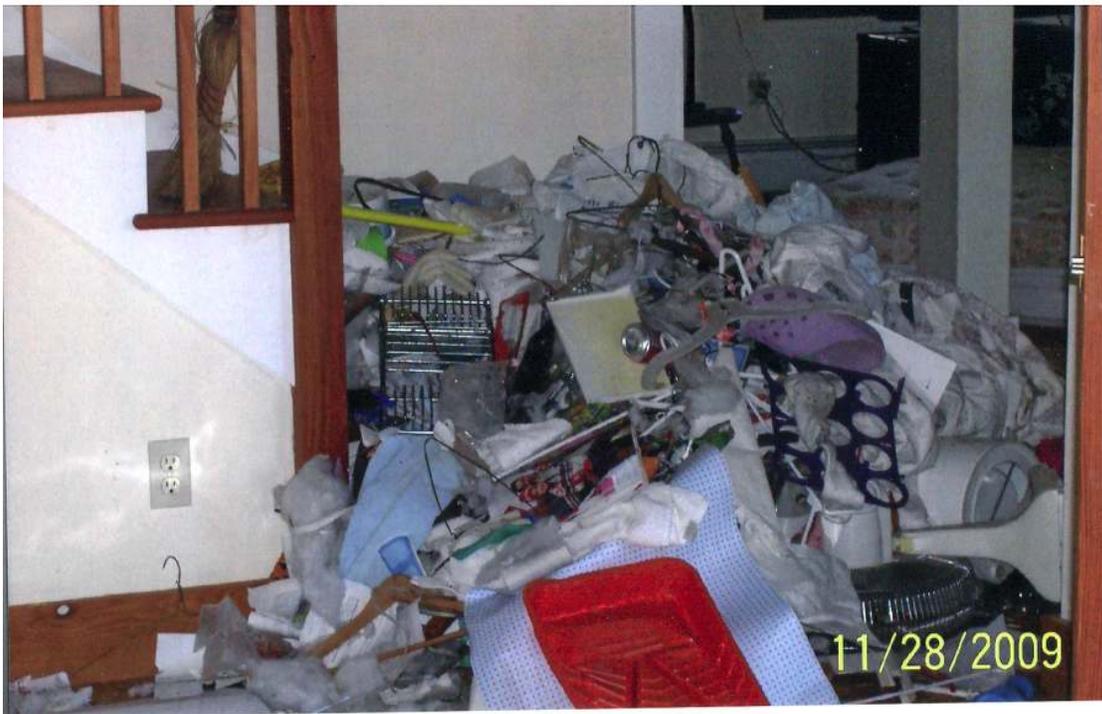
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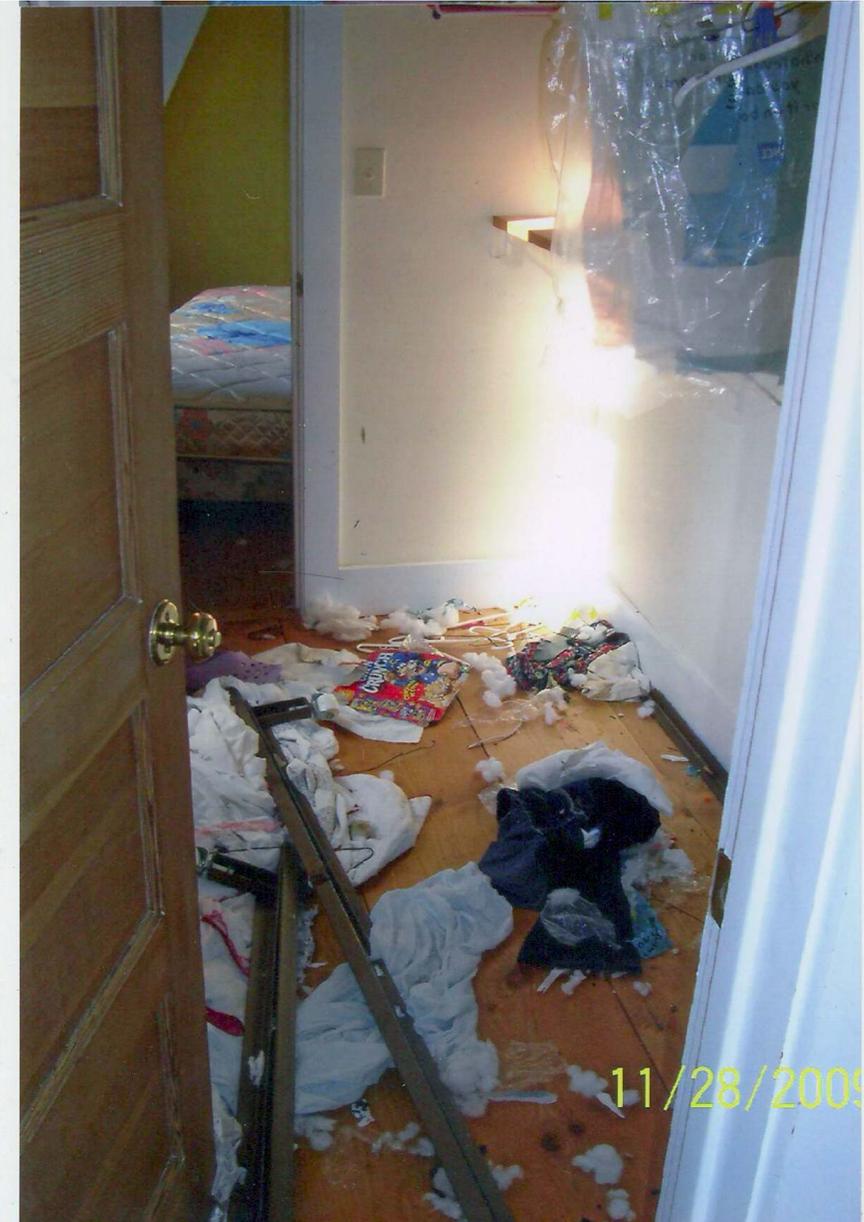
Photo by E. Edelstein
December 4, 2009.





Garbage and damaged belongings at the bottom of the main stairway. Note chrome bathtub extendable caddy bent and destroyed. Also pictured is Landlords' quilt stained with dog urine and feces.

Photo by Rachel Bent, November 28, 2009.



Master bedroom walk-in closet showing bedframe with missing pieces and queen size mattress with dog urine stains .

Photo by Rachel Bent, November 28, 2009.



Trash at bottom of stairway near laundry room. Note custom upholstered couch pillow and landlords' blue-green carpet (foreground...lower picture) stained with dog urine and feces.

Photos by Rachel Bent, November 28, 2009.





Only remaining pieces of Portmeirion botanical china set remaining in the house. There were originally 12 large plates, 15 small plates and 4 bowls locked in the attic broken into by tenants. The two bowls were found thrown into a compost bin next to the garage.

Photo by E. Edelstein
December 6, 2009.



Silverware box damaged from being tossed about by tenants while pilfering through locked attic they broke into. Box found on its end among a pile of toppled boxes and belongings.

Photo by E. Edelstein
December 6, 2009.





Smashed fine porcelain soup tureen from Italy found inside a crushed box in the attic broken into by tenants.

Photo by E. Edelstein
December 6, 2009.



Three of at least 4 screens damaged by tenants' dogs.

Photo by E. Edelstein
December 6, 2009.



Broken Portmeirion botanical collection soup bowl found smashed in the barn.

Photo by E. Edelstein
December 6, 2009.

Conclusion:

Tenants Rebeca Maloney and Donald Heroux, Jr. have willingly destroyed property, neglected their duty of care for the property and personal belongings of the Landlords as renters and have appeared to seek vengeance for Eviction by rendering the house and its contents uninhabitable and severely damaged. Costs for repair and replacement of the known items and property is estimated at well over \$12,000 as of December 6, 2009 and is detailed in a separate spreadsheet document. Due to the inability to do a complete inventory on all boxes and belongings stored into the attic broken into by tenants within a few days of the Eviction, there may be additional damage or missing property discovered when the landlords return in August, 2010.

As of December 6, 2009, Rebeca Maloney and Donald Heroux have failed to pay the court-ordered judgement of over \$8,000 (resulting from the eviction trial) to the Landlords, and have failed to provide a forwarding address to the Landlords or attorneys.

Signed,

Eric Edelstein - Co-Owner of the property.

Date