

Witman Properties Inc

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4/29/2019

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 has been abandoned since around 2014. Since that time this property has become a blight and attractive nuisance to the neighborhood. The grounds have become overgrown and littered with trash. Numerous conditions of disrepair exist on the exterior including a failed roof which is covered with a deteriorated blue tarp. Comprehensive inspections of the interior reveal that it also will require major renovations to be habitable. A Title V septic system inspection was also conducted at the property on April 26. The septic system failed the inspection and significant work will need to be done to repair and improve the system so that it can operate.

Included in this report is a comprehensive redevelopment plan to restore the property back to a habitable and marketable condition.

Work Performed & Costs:

Work done to date includes:

1. Inspecting the property & change locks
2. Clear overgrowth from front yard and begin mowing/brush hogging property
3. Conduct Title V inspection
4. Perform comprehensive inspections and draft rehab plan
5. Ongoing grounds keeping
6. Draft Rehab plan.

We estimate costs to date to be approximately \$3500. At this point we are waiting for final bills from the septic contractor to draft an itemized bill.

Rehabilitation Plan:

The conditions of disrepair are most accurately described in the accompanying reports from the local health authority. To correct the myriad of violations major rehab of the property is required including new roof, windows, siding and complete interior remodeling. The rear porch needs significant structural repairs including new steps to the ground. The garage area was partially finished off into illegal living space and will need to be converted back into unfinished garage space. The property needs a septic system overhaul including redesign and installation. Both the kitchen and bathroom are in serious disrepair and need to be gutted out and redone. Mechanical systems need to be tested, repaired and updated as necessary. The interior of the property needs trash removed, general repairs and new paint and floor refinishing throughout. Below are the projected budget and time frame for redevelopment of the property.

Estimated repair costs and items for 870 East St, Lenox MA	Estimate	
	Low	High
Description		
Exterior Work		
Additional clean-up of fallen trees, overgrowth and junk in back yard (labor)	\$1500	\$2000
Disposal for trash and yard debris	\$300	\$500
Septic system work including perc test, septic engineering and installation (subcontractor labor and materials)	\$13,000	\$15,000
Demo illegal bedroom partitions in garage and prep for new garage door. (labor)	\$1500	\$1750
Materials and disposal for above	\$400	\$500
Install new garage door (subcontractor labor and materials)	\$1200	\$1500
Strip and replace roof (Subcontractor labor and materials)	\$6500	\$7000
Remove and replace exterior siding (Subcontractor labor and materials)	\$8500	\$9500

Replace 4 entry doors to front and rear and basement of house and garage and trim. (labor)	\$2250	\$2500
5 exterior entry doors (materials)	\$1250	\$1500
Replace 12 Windows (labor)	\$2500	\$2750
Windows (materials)	\$2500	\$3000
Rebuild rear porch including repairing rotten framing, removing 3 season windows and replacing with open guardrails (labor)	\$4500	\$5000
Materials for rear porch rebuild (materials)	\$2000	\$2500
Plans and architectural engineering for stairs from rear porch to ground (professional fees)	\$1500	\$2500
Rebuild rear stairs and railings including footings and pads (labor)	\$4750	\$5500
Materials for rear steps and stairs (materials)	\$2500	\$3000
Replace gutters (subcontractor labor and materials)	\$1150	\$1350
Miscellaneous exterior work, fill foundation cracks, repair front soffit etc. (labor and materials)	\$750	\$850
Mechanical Work		
Plumbing: Turn on water, test and repair plumbing and hookup updated kitchen and bathroom fixtures. (subcontractor labor and materials)	\$3500	\$4000
Heating: Replace heating system and repair freeze damage. (subcontractor labor and materials)	\$6500	\$7000
Electrical work: Test and repair fixtures throughout, add circuits and GFI protection as necessary. (subcontractor labor and materials)	\$4250	\$4750
Interior Work		
Remove trash from interior of property and basement (labor)	\$2000	\$2500
Disposal costs for trash	\$600	\$800
Demo kitchen cabinets, flooring and other damaged interior components (labor)	\$1500	\$1750
Disposal cost	\$250	\$350
Demo of basement partitions and shelving	\$500	\$650
Disposal cost	\$250	\$300

Install new kitchen cabinets, counter top and backsplash (labor)	\$2800	\$3000
Kitchen cabinets, countertops, hardware etc. (materials)	\$5500	\$6000
Bathroom remodeling including new tub & surround, vanity, flooring and fixtures. (labor)	\$2500	\$2700
Materials for bathroom renovations	\$1700	\$1900
General interior carpentry, patch walls, repair trim and prep for paint (labor)	\$2750	\$3000
Materials for paint prep, new interior doors and trim as necessary (repairs)	\$500	\$750
Paint 5 Rms of Interior- Walls, trim & Ceiling (labor)	\$2500	\$2800
Interior paint and expendables (materials)	\$650	\$750
Refinish hardwood flooring throughout (subcontractor labor and materials)	\$1750	\$2000
Install flooring in kitchen and bathroom (labor)	\$950	\$1200
Kitchen and bathroom flooring (materials)	\$950	\$1250
Appliances	\$950	\$1250
Install smoke alarms throughout (materials)	\$250	\$350
Install smoke and CO alarms (labor)	\$150	\$200
Cleaning & Make Ready	\$1200	\$1500
Administrative Costs		
Anticipated Legal and reporting costs	\$6500	\$7500
Management and construction oversight fees (20% of subcontractor costs is charged for supervision and oversight)	\$6500	\$7000
Taxes and municipal leins	\$3500	\$5500
Anticipated Routine Grounds keeping expense	\$950	\$1200
Utility expense during scope of project	\$1200	\$1500
Permitting Fees	\$1000	\$1500
Total Project Range of Costs	\$122,650	\$143,150

**Timeline for Work
By 5-31-19**

1. Routine grounds keeping
2. Finish clearing and cleaning up yard
3. Contract with septic engineer to work on system.
4. Hire architect to draft plans for rear stairs.
5. Clean trash out of property & begin interior demo.
6. Turn on utilities
7. Test mechanical systems

7-31-19

8. Install new roof, windows, siding and doors
9. Install new garage door and eliminate illegal bedroom
10. Begin interior work and kitchen and bathroom remodeling
11. Install new septic system
12. 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 deteriorated roof, make shift wall over garage door and damaged siding.



870 East St, Lenox MA Representative exterior photos showing damaged siding, original electrical service (top) and rear porch with rotten wood and missing stairs to ground.



870 East St, Lenox MA – Close up photos of rear porch (top) and garage (bottom). Note how the original garage door was framed in as an effort to create an additional bedroom inside.



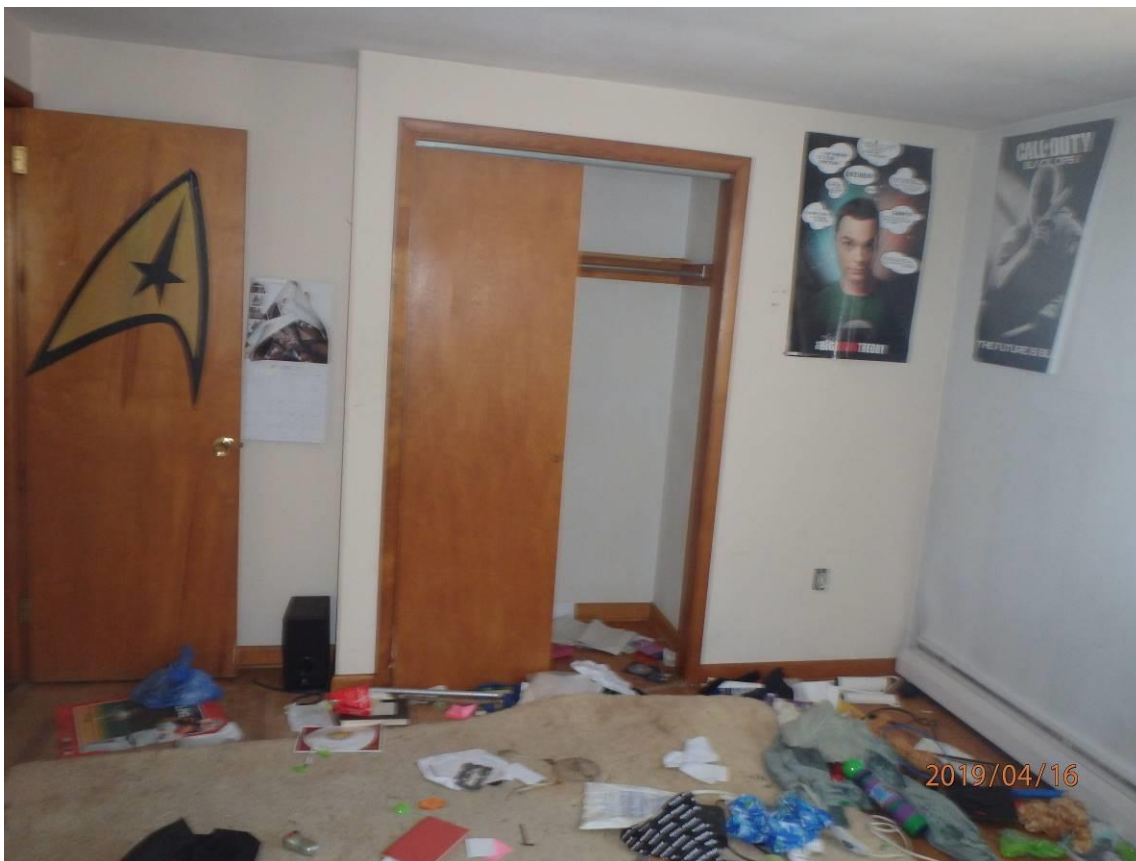
870 East St, Lenox MA - Back yard (top) and front entrance (bottom)



870 East St, Lenox MA – Living room (top) and kitchen (bottom)



870 East St, Lenox MA – Dining room (top) and bedroom (bottom)



870 East St, Lenox MA – Representative photos of bedrooms.



870 East St, Lenox MA –Photos of bathroom with non-impervious wood floor and other damage.



870 East St, Lenox MA – Rear porch (top) where stairs will need to be redone and three season windows removed. The bottom photo is representative of the junk and clutter in the basement.



870 East St, Lenox MA – The boiler (top) has aged beyond its expected life and has been partially disassembled for service. We do not expect it to be operational. Plumbing shown below is generally up to code with minimal freeze damage.

