Lahey Lost Valley- Adjusted Treatment Plan - House (Required Tasks)

Column1	# of Tasks	Total $$	
Priority 1	53	$101,166.11	
Priority 2	39	$191,302.82	
	92	**$292,468.93**	

ID	Sub-Category	Description	Date of Completion	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Costs	Curator Adjusted Cost	Notes
1001	MEP Inspection	Hire licensed professionals to perform inspections of the mechanical, electrical, and plumbing (MEP) systems.		N/A	$10,000.00		The results of the MEP inspection may change the mechanical, electrical and plumbing tasks in this workplan. The tasks included in this workplan are from the MEP Assessment performed by Shaffer, Wilson, Sarver & Gray, P.C., dated January 11, 2019.
1002	Structural - Foundation	Monitor water infiltration in the basement, particularly in areas with evidence of past water damage, including the north wall of the orginal portion of the basement as well as the mechanical room. If water infiltration is a recurring issue, the source of the infilatration must be identified and addressed to prevent damage, deterioration, and microbial growth.		$33,500.00	$40,535.00		
1003	Structural - Flooring	Engage structural engineer to evaluate occurrence of splitting of 3/4 round floor beams in the cellar.		$4,500.00	$5,445.00		
1004	Structural - Flooring	Engage with pest management professional to evaluate evidence of previous insect nest at subflooring, wood joists, and flooring throughout the home.		$500.00	$605.00		
1005	Asbestos	Perform the recommended actions included in the Asbestos-Containing Materials and Mold and Moisture Survey performed by ECS and dated June 25, 2026. Specifically, ECS recommends where a material type has been identified as asbestos-containing that, other materials with similar color, texture, age, and size throughout the buildings' interior and exterior be assumed to contain asbestos. Refer to Section 4.1 for a complete list of building materials reported positive for asbestos and Section 4.2 for materials assumed to contain asbestos. The identified asbestos-containing materials identified in Sections 4.1 and 4.2 must be removed, encapsulated, or enclosed by a qualitied asbestos abatement company prior to disturbance of the materials.			$1,500.00		
1006	Mold and Moisture	Perform the recommended actions included in the Asbestos-Containing Materials and Mold and Moisture Survey performed by ECS and dated June 25, 2026. No visible mold growth was observed, however evidence of past water damage was observed. All impacted wall materials and ceilings that have sustained water damage should be removed in excess of 2 feet beyond visible mold or water stains, where feasible, and replaced with like materials. Removal activies should be performed by a qualified mold remediation/drying			$500.00		

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1007	Foundation - Repair	Seal abandoned penetrations in mechanical area of basement and repair plaster.		$350.00	$423.50		
1008	Electrical - Maintenance	Clean all light fixtures with a damp cloth and replace any bulbs, as required.		$250.00	$302.50		
1009	Electrical - Misc.	Misc. Electrical		$1,500.00	$1,815.00		
1010	Electrical - Misc. - Basement	Provide battery powered smoke detectors in stair landing (basement)		$150.00	$181.50		
1011	Electrical - Misc. - Bathroom	Support HVAC Replacements (add toilet room exhaust, wiring w/ switch)		$350.00	$423.50		
1012	Electrical - Misc. - Bathroom - GFCI	Provide GFCI within 3 ft of Toilet Room sink		$300.00	$363.00		
1013	Electrical - Misc. - Demo	Demolition		$500.00	$605.00		
1014	Electrical - Misc. - Dining	Support HVAC Replacements (first floor split system 2 air conditioning system - dining area)		$750.00	$907.50		
1015	Electrical - Misc. - Exterior	Provide GFCI receptacles at exterior adjacent to proposed mechanical equipment.		$1,250.00	$1,512.50		
1016	Electrical - Misc. - Kitchen	Support HVAC Replacements (basement split system 1 air conditioning system - kitchen)		$925.00	$1,119.25		
1017	Electrical - Misc. - Kitchen - Circuit	Provide Dedicated appliance circuit in kitchen.		$1,000.00	$1,210.00		
1018	Electrical - Misc. - Kitchen - GFCI	Provide GFCI above cabinet receptacle in Kitchen		$55.00	$66.55		
1019	Electrical - Misc. - Light Switches	Install light switch and switched receptacle: cellar, living room space, parlor space, east loft and main room in cottage building.		$1,000.00	$1,210.00		
1020	Electrical - Misc. - Lofts	Replace Convenience Receptacles in east and west loft		$875.00	$1,058.75		
1021	Electrical - Misc. - Panelboard	200A, 120/240V 1-phase panelboard + GFI/AFCI CB		$2,500.00	$3,025.00		
1022	Electrical - Misc. - Replace	Replace non-grounded receptacles w/Grounded typ		$275.00	$332.75		
1023	Electrical - Misc. - Replace - Bulbs	Provide missing/burned out bulb(s): exterior wall mounted fixture, toilet room vanity fixture		$50.00	$60.50		
1024	Electrical - Misc. - Replace - Switch	Install replacement light switch in west loft check for damaged wire.		$50.00	$60.50		
1025	Electrical - Misc. - Support - Cabling	Provide supports for inadequately supported cabling in basement.		$175.00	$211.75		
1026	Electrical - Misc. - Unit 3	Support HVAC Replacements (indoor and out door unit system 3)		$750.00	$907.50		

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1027	Electrical - Repair - Fixtures - Kitchen	Replace lamp or repair non-functioning light fixtures: (2) kitchen wall sconces, (1) utility room fluorescent fixture in cottage building, (2) wall sconces west loft.		$375.00	$453.75		
1028	Electrical - Repair - Fixtures	Repair/replace non-functioning light fixtures: (2) exterior wall mounted fixtures (north entrance), (1) second floor stair landing ceiling mounted fixture.		$750.00	$907.50		
1029	Electrical - Repair - Telephone	Repair or replace telephone board and damaged telephone jacks.		$200.00	$242.00		
1030	Exterior - Masonary	Perform cleaning studies on the masonry to identify appropriate means and 100 sf $3.00 $300 re methods for removing the observed efflorescence, organic, and vegetative Futugrowth, corrosion staining, and general soiling		$300.00	$363.00		
1031	Mechanical - Maintenance - Clean	Clean ductwork and grilles		$500.00	$605.00		
1032	Mechanical - Maintenance - Gutters	Clean gutters and downspouts		$250.00	$302.50		
1033	Mechanical - Maintenance - HVAC	HVAC System 5 Servicing		$1,500.00	$1,815.00		
1034	Mechanical - Maintenance - Water Heater	Water heater servicing		$250.00	$302.50		
1035	Mechanical - Misc.	Backboards		$500.00	$605.00		
1036	Mechanical - Misc. - Bathroom	Toilet exhaust fan		$250.00	$302.50		
1037	Mechanical - Misc. - Concrete	Concrete for post foundation		$100.00	$121.00		
1038	Mechanical - Misc. - Demo	Demolition		$1,000.00	$1,210.00		
1039	Mechanical - Misc. - Dishwasher	Dishwasher		$1,000.00	$1,210.00		
1040	Mechanical - Misc. - Dryer	Clothes dryer		$1,200.00	$1,452.00		
1041	Mechanical - Misc. - Garbage	Garbage disposal		$380.00	$459.80		
1042	Mechanical - Misc. - HVAC 1	HVAC System 1		$2,500.00	$3,025.00		
1043	Mechanical - Misc. - HVAC 2	HVAC System 2		$2,500.00	$3,025.00		
1044	Mechanical - Misc. - Insultation	Insulation - piping		$500.00	$605.00		
1045	Mechanical - Misc. - Post	Exterior post for mechanical receptacle		$200.00	$242.00		
1046	Mechanical - Misc. - Splashblocks	Splashblocks		$250.00	$302.50		
1047	Mechanical - Misc. - Washer	Clothes washer		$1,200.00	$1,452.00		
1048	Mechanical - Repair - Exhaust	Cut and patch exhaust penetration.		$500.00	$605.00		
1049	Permitting	MEP Permits		$450.00	$544.50		
1050	Roof - Gutters	Install splash pads and/or downspout extensions.		$81.00	$98.01		

ID	Sub-Category	Description	Date of Completion	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Costs	Curator Adjusted Cost	Notes
1051	Roof - Misc.	Replace metal flashing at chimneys and rake edges. Replace the vent pipe penetration flashings with one-piece lead flashings. Install new bib flashing under slate to bridge gap between slate joints. Provide waterproof underlayment at these locations integrated with the existing roofing felt underlayment in addition to the copper flashing.		$1,500.00	$1,815.00		
1052	Roof - Repair	Re-secure loose slate and replace broken slate shingles in the roofing field. Utilize the nail-and-bid or slate hook method for securement of isolated replacement slate shingles.		$1,000.00	$1,210.00		
1053	Roof - Repair	Remove and reinstall the surface-sealed strip saddle ridge slates set with concealed metal ridge flashing in accordance with industry standards.		$2,900.00	$3,509.00		
2001	Windows - Misc.	Remove all soft and deteriorated wood at wood sill located on the second floor. Consolidate wood, install epoxy patches at minor section loss, or perform partial/full wood dutchman with complete loss once sound substrate is obtained.		$75.00	$90.75		
2002	Windows - Misc.	Reinstall the cleaned storm windows and screens if desired; annual cleaning between the storm windows and the original windows is recommended.		$120.00	$145.20		
2003	Windows - Misc.	Remove debris from window wells and ensure drains in window wells are working properly semi-annually to prevent accumulation of debris against the windows		$200.00	$242.00		
2004	Windows - Repair	Wood Window Repair Approach - Wood Epoxy Patch - Wood Epoxy Patch for material loss depths between 1/8" to 3/8" or cracks/splinters in wood.		$720.00	$871.20		
2005	Windows - Repair	Remove the existing exterior perimeter sealant at the wood windows. Install new backer rod and non-staining silicone joint sealant at the interface between the wood window assembly and the surrounding brick.		$3,650.00	$4,416.50		
2006	Windows - Replace	Replace broken glazing lites for windows and doors.		$550.00	$665.50		
2007	Windows - Restore Wood	Restore the wood window assemblies and ensure the window sashes can freely operate and fully sit in the sash channel. This includes sash removal for restoration, stripping the frame and sash of paint, cleaning, replacing the glazing putty, weatherstripping replacement (where missing or damaged), and repainting. Full qauntities of wood repair cannot be determined with existing coatings still intact. An estimated quantity for wood repair approaches have been provided to create allowance for planning purposes. 2024 repairs to wood casement windows in original portion of house, with $9,485 removed from this line		$38,515.00	$46,603.15		
2008	Windows -Repair	Wood Window Repair Approach - Wood Dutchman - Wood Dutchman for material loss depths greater than 3/8" or loss of wood for partial or full members.		$540.00	$653.40		
2009	Doors - Repair	Wood Door Repair Approach - Wood Epoxy Patch for material loss depths between 1/8" to 3/8" or cracks/splinters in wood.		$100.00	$121.00		
2010	Doors - Exterior	Restore the exterior wood door assemblies, and ensure the door sashes can freely operate and lock. This includes general cleaning of all components, stripping of paint, glazing putty replacement, minor wood repairs, weatherstripping replacement where missing or damaged, and repainting		$14,000.00	$16,940.00		
2011	Doors - Hardware	Reinstall era appropriate hardware for doors.		$1,500.00	$1,815.00		
2012	Doors - Hardware	Replace missing hardware with materials appropriate of the historic time period. Remove surface corrosion of bar strap in the west loft and recoat.		$700.00	$847.00		
2013	Doors - Hardware	OPTION - Replace contemporary hardware installed on interior doors as well as cabinet doors with more historically appropriate hardware.		$1,500.00	$1,815.00		
2014	Doors - Interior	Clean and repaint or refinish all doors. Repair wood at joinery and areas of damage where needed.		$3,430.00	$4,150.30		
2015	Doors - Repair	Wood Door Repair Approach - Wood Dutchman for material loss depths greater than 3/8" or loss of wood for partial or full members.		$75.00	$90.75		

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2016	Exterior - Masonry and Foundation	Summer 2023, this work was carried out on original portion of house. The following now applies to 1940s addition. 2018 treatment plan costs have been halved to reflect this completed work: Prepare and repoint deteriorated mortar joints in the brick and stone masonry. Tool finish similar to existing historic mortar. Replace severely cracked and spalled brick units in kind. Remove and replace delaminated and spalling pieces of parge coating. Remove incipient spalls and unsound material. Minor spalls and chips can be left in place.The exterior foundation stone and brick facades should be cleaned to remove efflorescence, organic growth, corrosion staining, residual sealant, and general soiling. Seal around pipe penetrations through foundation to minimize water infiltration.		$17,048.50	$20,628.69		
2017	Exterior - Metal	Remove existing coatings and clean steel railings to investigate extents of corrosion to determine appropriate repair. If material of railing elements are intact, remove surface corrosion and treat metal with a corrosion inhibiting primer. Railing elements exhibiting material loss to be repaired.		$4,000.00	$4,840.00		
2018	Exterior - Metal	Reinstall detached railing at west entrance of south facade depending once extents of corrosion have been repaired.		$350.00	$423.50		
2019	Finish Analysis	Perform finishes analysis at painted exterior and interior finishes (walls, chair rails, baseboards, doors, windows etc.), to determine original or historic paint colors		$8,000.00	$9,680.00		
2020	Interior - Cabinetry	In areas of material separation and cracking at the built-in cabinetry, mantel trim and paneling, repair or replace in kind.		$5,200.00	$6,292.00		
2021	Interior - Cabinetry	Reinstall detached lower cabinet door in the hall.		$50.00	$60.50		
2022	Interior - Fireplaces	Prior to brick repair, remove insulation installed at the fireplaces located in the parlor and living room to inspect masonry.		$150.00	$181.50		
2023	Interior - Fireplaces	Replace severely cracked brick units in kind and remove incipient spalls and unsound material. Minor spalls and chips can be left in place.		$70.00	$84.70		
2024	Interior - Fireplaces	Prepare and repoint cracked or open mortar joints in the brick and field stone masonry of the fireplaces.		$2,400.00	$2,904.00		
2025	Interior - Fireplaces	Clean and remove surface and flaked corrosion at cellar fireplace lintel and supporting ends and treat the steel with a corrosion inhibiting coating.		$750.00	$907.50		
2026	Interior - Flooring	Clean and inspect wood flooring to remove collection of debris and assess for material loss. Remove all loose, soft, deteriorated and damaged sections of wood. Perform wood dutchman or full member replacement at voids in flooring and elsewhere as required. Replaced members are to utilize in-kind materials. Refinish wood in a manner that represents a typical interior finish of the time period of historic significance. Coordinate floorboard repair work at the first floor original section with floor beam repair work in the		$9,350.00	$11,313.50		
2027	Interior - Flooring	Clean and inspect linoleum flooring at bathroom located on the first floor.		$360.00	$435.60		
2028	Interior - Flooring	Clean and inspect clay tile flooring for water damage in basement areas. Remove all loose clay tile and replace in-kind, as necessary.		$2,052.00	$2,482.92		
2029	Interior - Millwork	Replace missing stair spindles at the hall and stairway leading to the first floor from the basement.		$200.00	$242.00		
2030	Interior - Millwork	Clean all wood, cabinets, staircases, and ornamental wood throughout house. Repair, repaint, or refinish sequenced with interior walls.		$2,475.00	$2,994.75		
2031	Interior- Walls & Ceilings	Repair cracked or missing plaster in place by filling cracks or damaged areas with compatible new material. Remove damaged plaster until sound material is found, and replace in kind		$5,640.00	$6,824.40		
2032	Interior- Walls & Ceilings	Repair cracked or missing cementitious parge coat in the mechanical area of the ground floor by filling cracks or damaged areas with compatible new material.		$420.00	$508.20		

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2033	Interior- Walls & Ceilings	Prepare wall, ceiling and other interior finish surfaces for primer and full-scale repainting with a color appropriate for the era.		$21,011.00	$25,423.31		
2034	Plumbing - Misc.	Clean or replace existing plumbing fixtures and appliances as required. Existent fixtures located on the first floor are not historic to the 1941 addition.		$6,200.00	$7,502.00		
2035	Renovation - Misc.	Consider use of the west loft and potentially repair areas of abandoned penetrations.		$250.00	$302.50		
2036	Stairs - Repair	Fill indentations at handrail with wood epoxy and refinish.		$150.00	$181.50		
2037	Structural - Lintels	Clean and remove surface corrosion at window lintels at addition and treat the steel with a corrosion inhibiting coating. Cost assumes lintels are corroded and require excavation and repair.		$5,850.00	$7,078.50		
2038	Structural - Lintels	Remove all loose, soft, and deteriorated wood at the wood lintel located above west basement entry door. Consolidate wood and install wood epoxy patch material where required. Apply an exterior grade coating after repairs. Partial dutchman of lintels is not recommended. If lintel is beyond lifespan, replace in total.		$200.00	$242.00		
2039	Trash Removal	MEP Trash Removal		$250.00	$302.50		
		Total	**TOTAL:**	**$231,792.50**	**$292,468.93**		