

**City of La Crosse
Housing Rehabilitation Program
HOUSING REHABILITATION APPLICANT SUMMARY**

Application Number: 127318

Date Completed: October 9, 2018

A. APPLICANT

Household Size: 2

Members Age(s): 84; 85

B. PROPERTY

Location: 1317 Kane St

Type of Property: Single Family

Fair Market Value: \$109,200

Age of House: 1914

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are significant electrical issues that need to be addressed to satisfy both HQS and Code Compliance, interior surface repairs, plumbing repairs and upgrades, stairway safety measures and lead-based paint repairs.

D. REHABILITATION WORK TO BE COMPLETED

1. Add new half bath on the main level
2. Repair main bath at upper level: water damage to floor and joists; excessive moisture causing paint failure on walls and ceiling; add new exhaust fan
3. Electrical HQS and Code Compliance
4. Lead-based paint repairs
5. Repair damaged ceiling in kitchen (under upper level bath-leakage damage)
6. Repair and improve safety of stairway to the basement

E. TOTAL COST OF REHABILITATION WORK **\$ 27,120.00**

1. Hard Costs: **\$20,075**

2. Soft Costs: **\$7,045**

F. TOTAL REHAB LOAN AMOUNT **\$ 27,120.00**

G. THE DEBT FACTOR IS: **.22**

H. OTHER COMMENTS – Health issues have created access challenges for the homeowners to the upper level bath. The new half bath on the main level will give easier daily access to a bathroom.

Property Photo Summary

Photo Summary 127318

182 : Waiting

Property Photos

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Property Photo Summary

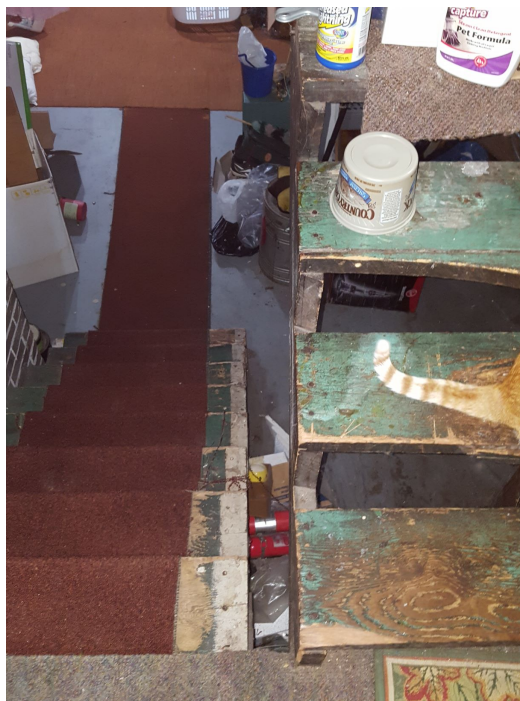
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