

City of La Crosse
Housing Rehabilitation Program
HOUSING REHABILITATION APPLICANT SUMMARY

Application Number: 129319

Date Completed: Sept 10, 2019

A. APPLICANT

Household Size: 5

Members Age(s): 28, 27, 3, 1, .5

B. PROPERTY

Location: 3008 26th St S

Fair Market Value: \$131,000

Type of Property: Single Family

Age of House: 1952

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are electrical issues that need to be addressed to satisfy both HQS and Code Compliance. The balance of the repairs are energy and safety improvements.

D. REHABILITATION WORK TO BE COMPLETED

1. Electrical HQS and Code Compliance
 - a. Replacing cloth covered 2-strand wiring with new Romex grounded wiring in the attic and basement
 - b. Adding new grounded receptacles to replace 2-prong
2. Attic Air-Sealing and Insulation
3. Basement Egress Window

E. TOTAL COST OF REHABILITATION WORK **\$ 12,665**

1. Hard Costs: **\$12,665**

2. Soft Costs: **\$0.00**

F. TOTAL REHAB LOAN AMOUNT **\$ 12,665**

G. THE DEBT FACTOR IS: **.96***

H. OTHER COMMENTS –Only a single bid was received for the respective 3 sections and the homeowner elected to accept these bids. In my opinion, the bid for the electrical was somewhat high, the bids for the other sections are very reasonable and, in the case of the egress window, much lower than I have seen in the past.

* The new assessed value of the home was used for the calculation of the debt factor

Property Photo Summary

Photo Summary 129319

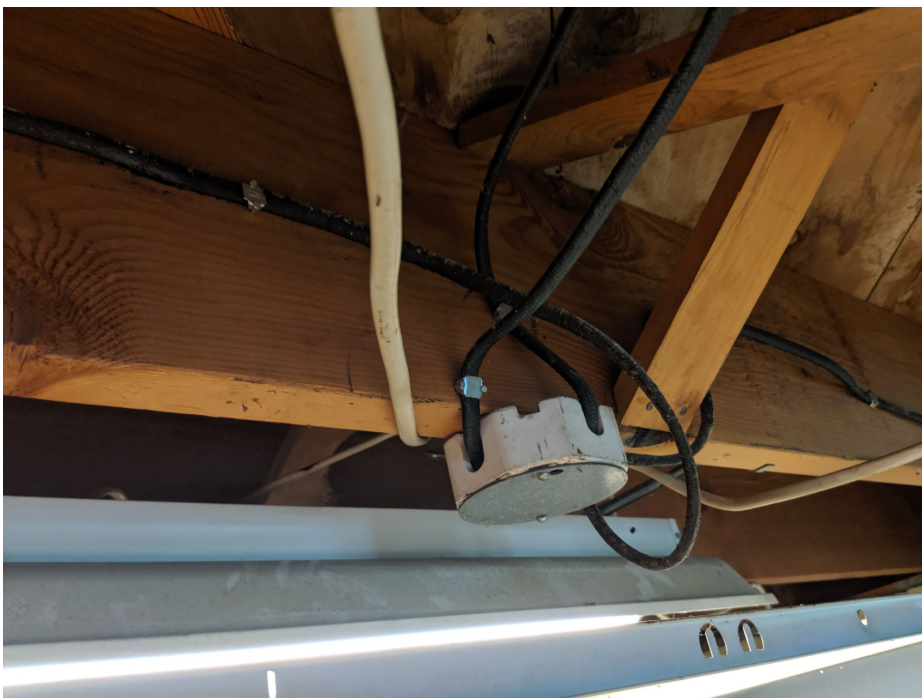
129319 : Waiting

Property Photos

Uploaded: 8/30/2019 Kevin Conroy



Uploaded: 8/30/2019 Kevin Conroy



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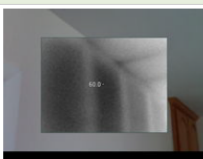
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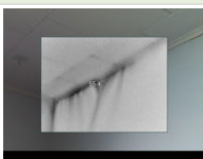
Seal Air Leaks



This diagram illustrates how heated air escapes out of the top of the house while pulling cold air in low in the house.



The gap around the chimney can be sealed with a piece of sheet metal or coil stock that is sealed in place with caulk. High temperature caulk can be used against the chimney.

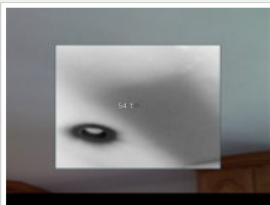


Consider sealing the top plates and other gaps with caulk or spray foam. This will involve pulling back the loose insulation to expose the gaps. These gaps can then be sealed with silicone caulk or a spray on expanding foam. Openings caused by plumbing vents, wires, etc. can also be sealed at this

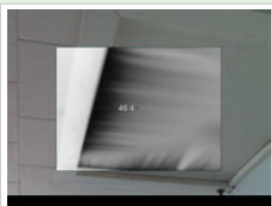
time. After sealing the openings, the insulation can then be pushed back into place. It may not be possible to reach the outer ends of partition walls or the tops of exterior walls. This space is sometimes too narrow for possible access. Due to the disturbance to the insulation, it is then advisable to add loose cellulose insulation over the existing insulation to reach an R-50 value.

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Insulate Attic



Consider adding cellulose insulation to the attic. The current R-value is about 12 and the recommendation is to insulate to an R50 or more.



Weather stripping can be added around the attic opening. Several inches of foam board can then be attached to the back of the panel with adhesive to help insulate and also to add weight to the door to help seal it down to the weather stripping.

Notes to Homeowners

After air sealing is complete insulating your attic to a consistent R-50 will vastly improve the comfort and efficiency of your home.

Attic Hatch: Openings used for access to the attic such as access panels, doors into knee walls, or drop down stairs should be air sealed and insulated.