

City of La Crosse
Housing Renovation Program
HOUSING RENOVATION APPLICANT SUMMARY

Application Number: Reno1419

Date Completed: Sept 10, 2019

A. PROPERTY

Location: 1502 Mississippi

Fair Market: \$147,300

Type of Property: Duplex

Age of House: 1891

B. HQS INSPECTION REPORT FINDINGS

The HQS Inspection identified minor electrical issues and significant lead-based paint repairs that will need to be corrected to satisfy code compliance and HQS.

C. HQS RENOVATION WORK TO BE COMPLETED

1. Electrical repairs: exclusively replacing 2-prong or ungrounded outlet receptacles
2. Lead-based paint repairs
 - a. Covering soffit and fascia with aluminum products
 - b. Cleaning and painting window frames and sash and other exterior trim components

D. PROPOSED RENOVATION IMPROVEMENTS

1. Electrical per above
2. Soffit and fascia covering per above
3. Painting of exterior siding, windows and trim components
4. Plumbing repair: replace drain lines in basement laundry area

E. PROJECT COST ESTIMATE: \$33,517

F. RENOVATION LOAN AMOUNT: \$25,138

F. THE DEBT FACTOR IS: .88

G. OTHER COMMENTS – The Debt Factor includes both a primary and secondary mortgage. The City of La Crosse will be in 3rd position if the Renovation Loan is approved.

Property Photo Summary

Photo Summary Reno1419

Reno1419 : Waiting

Property Photos

Uploaded: 9/3/2019 Kevin Conroy



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