

City of La Crosse
Housing Renovation Program
HOUSING RENOVATION APPLICANT SUMMARY

Application Number: Reno1619

Date Completed: Sept 10, 2019

A. PROPERTY

Location: 1511 Travis St
Fair Market: \$195,700

Type of Property: Single Family
Age of House: 1946

B. HQS INSPECTION REPORT FINDINGS

The HQS Inspection identified minor electrical issues that need to be improved for code compliance and HQS.

C. HQS RENOVATION WORK TO BE COMPLETED

1. Electrical: replacing ungrounded outlets with GFI receptacles.

D. PROPOSED RENOVATION IMPROVEMENTS

1. Roofing replacement
2. New aluminum soffit and fascia covering
3. New bath exhaust fan
4. Energy Improvement Measures
 - a. Attic insulation and air-sealing
 - b. Rim joist insulation and air-sealing
5. Electrical improvements

E. PROJECT COST ESTIMATE: \$27,640

F. RENOVATION LOAN AMOUNT: \$16,825

F. THE DEBT FACTOR IS: .41

G. OTHER COMMENTS – The roof replacement is covered under insurance (\$10,815) and this amount will be used to satisfy the required minimum of 25% towards the exterior, and 25% homeowner contribution, of total project cost. Rewards for the energy improvement measures will be received from the Mayor's Home Energy Challenge (\$500), Focus on Energy (\$1100) and Xcel Energy (\$660).

Property Photo Summary

Photo Summary Reno1619

Reno1619 : Waiting

Property Photos

Uploaded: 9/3/2019 Kevin Conroy



Uploaded: 9/3/2019 Kevin Conroy



Property Photo Summary

Photo Summary Reno1619

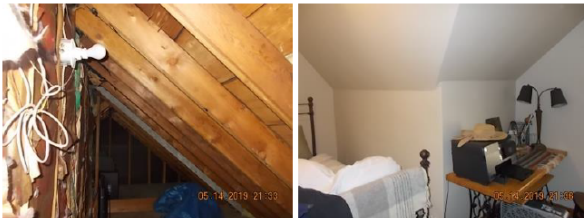
Reno1619 : Waiting

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CONCERNING COMFORT AND DURABILITY



There are 2 options for properly insulating and air sealing the storage areas. The areas can be heated or unheated. If these areas are heated the roof cavities must be properly insulated with your choice of insulation. If fiberglass batts are installed into the rafters you must install ventilation chutes from the bottom of the cavities to the top of the roof. Dense packing the outer 2 feet of the floor cavities with cellulose insulation must be done to prevent air infiltration. Dense pack the entire cavity that runs parallel with the foundation. The gable end cavities would also need to be insulated with your choice of insulation.

Spray foaming the roof cavities with two part foam is also an option. After removing the roof sheathing material, apply drywall or Thermax to the bottom of the rafters and now the cavities can be insulated with two part spray foam. Leave an opening between the foam and roof sheathing for ventilation. Inspect the overhang soffit to make sure that it is truly ventilating because in the area that we inspected the soffit was not open.

If the storage areas are left as cold storage, the knee walls must be insulated properly and entire floor cavities must be dense packed with cellulose insulation past the knee wall connection.