City of La Crosse Housing Rehabilitation Program HOUSING REHABILITATION APPLICANT SUMMARY

Application Number: 129419 **Date Completed:** October 8, 2019

A. APPLICANT

Household Size: 3 Members Age(s): 34, 38, 3

B. PROPERTY

Location: 407 21st St S **Type of Property:** Single Family

Fair Market Value: \$81,400 Age of House: 1935

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are relatively minor electrical issues and lead-based paint repairs that need to be addressed to satisfy both HQS and Code Compliance. The balance of the improvements are upgrades to the bathroom and kitchen; repairs and painting to walls and ceilings; replacements of floor coverings and adding a new ductless mini-split heat pump to service a bonus room.

D. REHABILITATION WORK TO BE COMPLETED

- 1. New ductless mini-split to service a garage space that was converted to a family room.
- 2. Electrical HQS and Code Compliance: primarily addressing ungrounded outlets
- 3. Bathroom remodel: new shower/tub, vanity and fixtures, paint/repair wall/ceilings, replace flooring
- 4. Replace windows in 4 rooms
- 5. Repair and update walls and ceiling in various rooms
- 6. Exterior trim painting

E. TOTAL COST OF REHABILITATION WORK \$23,155.00

Hard Costs: \$22,455
 Soft Costs: \$700

F. TOTAL REHAB LOAN AMOUNT \$23,155.00

G. THE DEBT FACTOR IS: .84

H. OTHER COMMENTS –Only 1 (one) bid was received for the general contract. In comparison to previous bids received, the single bid received is, in total, fair. 2 (Two) bids were received for the Heat Pump.

The new assessed value was used for the debt factor calculation.

Photo Summary 129419 129419 129419 : Waiting

Property Photos

Uploaded: 9/23/2019 Kevin Conroy



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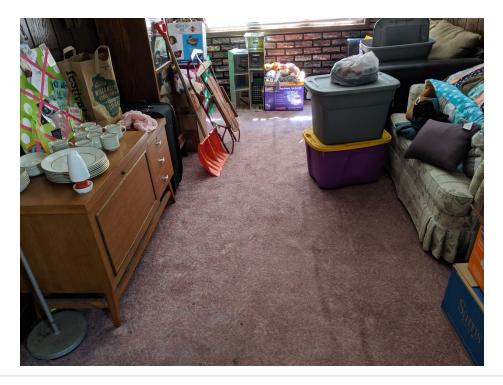


Property Photo Summary 9/23/2019

1

Photo Summary 129419

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2

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Photo Summary 129419

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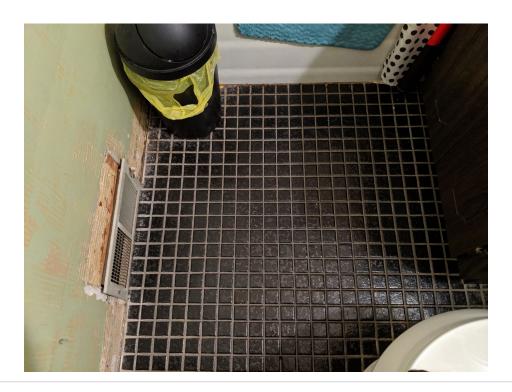


Photo Summary 129419

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129419 : Waiting

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Uploaded: 9/23/2019 Kevin Conroy

