

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

Application Number: 128318

Date Completed: June 11, 2019

A. APPLICANT

Household Size: 1

Members Age(s): 27

B. PROPERTY

Location: 912 Farnam St

Type of Property: Single Family

Fair Market Value: \$95,800

Age of House: 1880

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are minor electrical issues that need to be addressed to satisfy both HQS and Code Compliance, lead based paint repairs, and ceiling and wall repairs. Improvements beyond the aforementioned are homeowner options and include a upper level room conversion to bedroom, bathroom refurbishing, general maintenance and energy improvement measures.

D. REHABILITATION WORK TO BE COMPLETED

1. New entry doors at front and rear
2. Remove existing and add new front entry steps and handrail
3. Kitchen floor replacement
4. Bathroom wall and ceiling repairs; new exhaust fan
5. Basement stair safety improvements: landing and handrail
6. Upper level open landing and room converted into bedroom with privacy
7. Painting: exterior siding and window components; interior trim, window components and porch floor
8. Electrical HQS and Code Compliance
9. Energy Improvement Measures
 - a. Removal of vermiculite insulation
 - b. Attic air-sealing and insulation
 - c. Rim joist insulation and air-sealing
 - d. Crawl-space ground cover; rim and wall insulation and air-sealing

E. TOTAL COST OF REHABILITATION WORK **\$ 32,337.00**

1. Hard Costs: **\$ 23,337**

2. Soft Costs: **\$ 8,960**

F. TOTAL CITY LOAN AMOUNT **\$ 32,337.00**

G. THE DEBT FACTOR IS: **.91**

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- H. OTHER COMMENTS:** The homeowner will receive rewards towards the energy improvement measures: \$500 from the Mayor's Home Energy Challenge; \$1,650 from Focus on Energy; \$990 from Xcel Energy. There will also be reimbursement for the removal of the vermiculite insulation, and re-insulation of these areas, at 55% of the costs, up to \$4,125, from the Zonolite Insulation Trust.

Property Photo Summary

Photo Summary 128318

128318 : Waiting

Property Photos

Uploaded: 6/4/2019 Kevin Conroy



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In the attic area, Vermiculite insulation was present. This product may contain asbestos and should be tested and removed prior to air sealing all attic penetrations with your choice of many different caulks or spray foam, consider adding cellulose insulation at the recommended depth of R-50 or

greater. At the time of testing, the attic insulation level was an R-19. Consider enhancing thermal boundary of attic access door by gluing or wrap rigid foam, and apply directly on backside of panel. Apply caulk to the bottom edge of the attic hatch to reduce air infiltration. Use local code approved materials to air seal area around chimney.