

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

Application Number: 129719

Date Completed: February 11, 2020

A. APPLICANT

Household Size: 3

Members Age(s): 60, 13,10

B. PROPERTY

Location: 2709 Birch St

Type of Property: Single Family

Fair Market Value: \$161,400

Age of House: 1957

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are significant electrical issues that need to be addressed, and lead-based paint repairs to satisfy both HQS and Code Compliance. Other improvements include re-roofing the garage, new A/C unit, stucco repair and bathroom repairs and exhaust.

D. REHABILITATION WORK TO BE COMPLETED

1. Replace the indoor and outdoor central A/C units with new
2. Electrical HQS and Code Compliance:
 - a. Numerous ungrounded outlets
 - b. New service panels (home and garage)
3. Remove dilapidated lean-to shed
4. Garage soffit and trim repair and painting
5. New side entry door
6. Stucco repair
7. Repair/replace missing tile in main level bath
8. Replace existing bath exhaust fan with new efficient and quiet unit

E. TOTAL COST OF REHABILITATION WORK **\$ 29,627**

1. Hard Costs: \$24,970

2. Soft Costs: \$4,657

F. TOTAL REHAB LOAN AMOUNT **\$29,627**

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

H. OTHER COMMENTS –2 bids were received for this project. Window replacement and exterior window component coil stock will be completed by Coulecap.

Property Photo Summary

Photo Summary 129719

129719 : Waiting

Property Photos

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