

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

**Application Number:** 127218

**Date Completed:** June 11, 2019

**A. APPLICANT**

**Household Size:** 5

**Members Age(s):** 27, 27,5,3,1

**B. PROPERTY**

**Location:** 3110 27<sup>th</sup> St S

**Type of Property:** Single Family

**Fair Market Value:** \$145,300

**Age of House:** 1955

**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, exterior drainage improvements, plumbing repairs, exterior steps rail system, water heater replacement and lead-based paint repairs. Additional homeowner desired improvements will be to remodel the existing upstairs to gain an additional bedroom and to replace the kitchen cabinets and counter-tops.

**D. REHABILITATION WORK TO BE COMPLETED**

1. Remodel existing upper level large bedroom into 2 separate bedrooms
2. Add new drywall to all of the upper levels ceiling surfaces to replace tiled ceiling
3. Electrical HQS and Code Compliance
4. Lead-based paint repairs: New aluminum Soffit and Fascia
5. Side Entry Rail System
6. New Power Vent Water Heater (existing is a poorly drafting natural vent unit and is a safety concern)
7. Kitchen cabinet and counter-top replacement
8. New Bath Exhaust Fan

**E. TOTAL COST OF REHABILITATION WORK** **\$ 30,900.00**

**1. Hard Costs:** **\$25,000**

**2. Soft Costs:** **\$5,900**

**F. TOTAL REHAB LOAN AMOUNT** **\$ 30,900.00**

**G. THE DEBT FACTOR IS:** **.84**

**H. OTHER COMMENTS** – The homeowner will contract for energy improvement measures outside of the loan and utilize rewards from the Mayor’s Home Energy Challenge (\$500); Focus on Energy (\$1500) and Xcel Energy (\$900).

# Property Photo Summary

Photo Summary 127218

127218 : Waiting

## Property Photos

Uploaded: 12/6/2018 Kevin Conroy



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