

City of La Crosse
Housing Rehabilitation Program
HOUSING REHABILITATION APPLICANT SUMMARY

Application Number: 128418

Date Completed: May 14, 2019

A. APPLICANT

Household Size: 4

Members Age(s): 39, 40, 9, 7

B. PROPERTY

Location: 618 Liberty St

Type of Property: Single Family

Fair Market Value: \$120,600

Age of House: 1929

C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS

The HQS Inspection determined that there are electrical issues that need to be addressed to satisfy both HQS and Code Compliance and lead based paint repairs. Improvements beyond the aforementioned are homeowner options and include a bathroom remodel, energy improvement measures, gutters and entry door replacement.

D. REHABILITATION WORK TO BE COMPLETED

1. Replace Front and Rear Entry Doors
2. Kitchen repairs and improvements
 - a. Flooring
 - b. Range hood and exhaust
 - c. Counter-top and sink
3. Lead based paint: front and rear porches
4. New power vent water heater
5. Foundation wall exterior and interior re-painting; basement floor re-painting
6. Electrical HQS and Code Compliance
7. Energy Improvement Measures
 - a. Attic air-sealing and insulation
 - b. Rim joist insulation and air-sealing
8. Bathroom upgrade
9. Window installation

E. TOTAL COST OF REHABILITATION WORK **\$ 35,304.00**

1. Hard Costs: **\$ 24,904**

2. Soft Costs: **\$ 10,400**

F. TOTAL CITY LOAN AMOUNT **\$ 35,000.00**

G. THE DEBT FACTOR IS: **.83**

H. OTHER COMMENTS: The homeowner will receive rewards towards the energy improvement measures: \$500 from the Mayor's Home Energy Challenge; \$1,200 from Focus on Energy; \$720 from Xcel Energy. The home is in the flood plain.

Property Photo Summary

Photo Summary 128418

128418 : Waiting

Property Photos

Uploaded: 5/6/2019 Kevin Conroy



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