

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

**Application Number:** 124517

**Date Completed:** January 14, 2020

**A. APPLICANT**

**Household Size:** 5

**Members Age(s):** 34; 31; 6; 4; 2

**B. PROPERTY**

**Location:** 1606 10<sup>th</sup> St S

**Type of Property:** Single Family

**Fair Market Value:** \$113,400

**Age of House:** 1897

**C. INSPECTION REPORT FINDINGS AND RECOMMENDATIONS**

The HQS Inspection also determined that there are minor electrical issues that need to be addressed to satisfy both HQS and Code Compliance and interior and exterior Lead-Based paint repairs. Improvements beyond the aforementioned are homeowner options and include bringing the front porch into to a conditioned and year-round usable space.

**D. REHABILITATION WORK TO BE COMPLETED**

1. Enclose interior window stool nosing w/outside corner moulding (protect biting surface from children)
2. Siding Removal and Replacement on the house; new siding on the garage
3. Enclose soffit/fascia exterior window components with new aluminum materials on the house and garage
4. Clean, tuck point and paint the above grade exterior stone foundation
5. Electrical HQS and Code Compliance
6. Wall and ceiling repairs in main level bedrooms
7. Bring Front Porch into Conditioned Space:
  - a. Add new insert windows
  - b. Add new outlets and electric baseboard heat
  - c. Clean and refinish floor and interior window trim

**E. TOTAL COST OF REHABILITATION WORK** **\$ 37,050**

**1. Hard Costs:** **\$2,300**

**2. Soft Costs:** **\$34,750**

**F. TOTAL REHAB LOAN AMOUNT** **\$ 35,000**

**G. THE DEBT FACTOR IS:** **.92**

**H. OTHER COMMENTS** –2 bids were received for this project; the homeowners will contribute personal funds beyond the loan amount.

# Property Photo Summary

Photo Summary 124517

124517 : Waiting

## Property Photos

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