

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

**Application Number:** 130319

**Date Completed:** February 11, 2020

**A. APPLICANT**

**Household Size:** 1

**Members Age(s):** 43

**B. PROPERTY**

**Location:** 3125 27<sup>th</sup> Court S

**Type of Property:** Single Family

**Fair Market Value:** \$109,900

**Age of House:** 1956

**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. The balance of the improvements includes upgrading the HVAC system, replacing aged flooring and the basement windows, and completing some minor interior maintenance.

**D. REHABILITATION WORK TO BE COMPLETED**

1. Replace the furnace and central A/C with new high efficiency units
2. Electrical HQS and Code Compliance: primarily addressing ungrounded outlets
3. Replace damaged kitchen floor tile and worn lower level carpeting
4. Replace metal basement windows with new vinyl units
5. Lower level bath: replace vinyl base and add new prehung door unit

**E. TOTAL COST OF REHABILITATION WORK** **\$ 19,904.00**

**1. Hard Costs:** **\$19,904.00**

**2. Soft Costs:** **\$--**

**F. TOTAL REHAB LOAN AMOUNT** **\$ 19,904.00**

**G. THE DEBT FACTOR IS:** **.48**

**H. OTHER COMMENTS** –The homeowner will receive rewards towards the new HVAC system from Focus on Energy (\$400) and Xcel Energy (\$240). 2 bids were received for this project.

# Property Photo Summary

Photo Summary 130319

130319 : Waiting

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## Property Photos

Uploaded: 2/5/2020 Kevin Conroy



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