

**City of La Crosse  
Housing Renovation Program  
HOUSING RENOVATION APPLICANT SUMMARY**

**Application Number: Reno2120**

**Date Completed: March 10, 2020**

**A. PROPERTY**

**Location:** 2626 Lincoln Ave  
**Fair Market:** \$116,400

**Type of Property:** Single Family  
**Age of House:** 1901

**B. HQS INSPECTION REPORT FINDINGS**

The HQS Inspection identified areas that need improvements to satisfy HQS guidelines: electrical code compliance; lead-based paint repairs and wall and ceiling repairs.

**C. HQS RENOVATION WORK TO BE COMPLETED**

1. Electrical
2. Wall/ceiling repairs
3. Basement stairway handrail
4. Window replacement and exterior coil stock

**D. PROPOSED RENOVATION IMPROVEMENTS**

1. Complete gut of upstairs bedrooms
  - a. Remove all plaster and lath
  - b. Air-seal and insulate ceiling and walls
  - c. New electrical
  - d. New drywall and flooring
  - e. Add additional HVAC runs
2. Window and exterior door unit replacement with new coil stock exterior
3. Remove chimney
4. New HVAC system
5. Bath repairs and new exhaust
6. New/additional supports for front porch
7. Exterior drainage improvements and new gutters
8. Remove existing front walk and repour new
9. Attic and upper level air-sealing and insulation

**E. PROJECT COST ESTIMATE: \$56,950**

**F. RENOVATION LOAN AMOUNT: \$40,000**

**F. THE DEBT FACTOR IS: .93**

**G. OTHER COMMENTS** – The Renovation Loan will allow the homeowners to make significant improvements and complete maintenance and repairs to their home. In addition to the Renovation Loan, the homeowners will also receive a grant from the Lead-Safe Homes Program Wisconsin Windows Plus Program of \$15,000. Rewards for the energy improvement measures are also available from Focus on Energy (\$1,650), Mayor’s Home Energy Challenge (\$500) and Xcel Energy (\$990).

# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

## Property Photos

Uploaded: 3/2/2020 Kevin Conroy



Uploaded: 3/2/2020 Kevin Conroy



# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

Uploaded: 3/2/2020 Kevin Conroy



Uploaded: 3/2/2020 Kevin Conroy



# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

---

Uploaded: 3/2/2020 Kevin Conroy



---

Uploaded: 3/2/2020 Kevin Conroy



# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

Uploaded: 3/2/2020 Kevin Conroy



Uploaded: 3/2/2020 Kevin Conroy



# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

Uploaded: 3/2/2020 Kevin Conroy



Uploaded: 3/3/2020 Kevin Conroy



# Property Photo Summary

Photo Summary Reno2120

Reno2120 : Waiting

---

Uploaded: 3/3/2020 Kevin Conroy

