

City of La Crosse
Housing Renovation Program
HOUSING RENOVATION APPLICANT SUMMARY

Application Number: Reno2520

Date Completed: August 11, 2020

A. PROPERTY

Location: 2040 31st St S
Fair Market: \$160,000

Type of Property: Single Family
Age of House: 1961

B. HQS INSPECTION REPORT FINDINGS

The HQS Inspection identified minor electrical upgrades needed for code compliance.

C. HQS RENOVATION WORK TO BE COMPLETED

1. Replace ungrounded outlets with GFI, relocate wiring in the lower level

D. PROPOSED RENOVATION IMPROVEMENTS

1. Roofing Replacement
 - a. New High Definition Shingle w/Stain Guard
2. New James Hardie Fiber Cement Board Siding
3. New Soffit/Fascia and Gutters w/Gutter Guard
4. Electrical upgrades: add GFIC; new exterior weatherproof boxes; relocate wiring into floor joist space

E. PROJECT COST ESTIMATE: \$33,074

F. RENOVATION LOAN AMOUNT: \$33,074

F. THE DEBT FACTOR IS: .51

G. OTHER COMMENTS –The exterior improvements satisfy the required minimum of 25% of total project cost towards the exterior. The homeowner has also completed significant interior remodeling on his own: Lower Level build-out with 2 egress windows. This remodeling is not fully complete as doors need to be trimmed out. All homeowner remodeling will need to be completed in addition to the improvements under the Renovation Loan.

Property Photo Summary

Photo Summary Reno2520

Reno2520 : Waiting

Property Photos

Uploaded: 8/5/2020 Kevin Conroy



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Property Photo Summary

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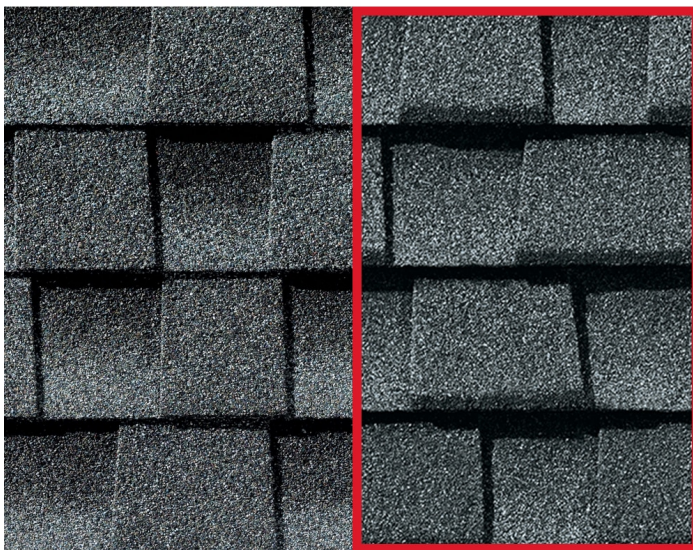
Reno2520 : Waiting

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Add definition and depth
with a touch of shadow.



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