

Attachment A
HRP Program Definitions 2022
Sacramento City/County

Home Repair Definition

Take a corrective action to resolve an immediate safety or health hazard, dangerous or hazardous building, and fire or health code violation

SHRA shall make the final determination of an eligible Home Repair application.

A Home repair is limited to the following:

Roofing

1. Repair of roof coverings to stop leaks within habitable areas.
2. Repairs to hazardous structural framing.
3. Repair or replacement of roof coatings and or coverings on mobile homes.

Note: No full roof replacements allowed except on single-wide mobile homes. Double-wide mobile homes are not eligible, as the cost exceeds the grant amount.

Exterior Entry Doors

1. Replacement / repair of doors that are cracked, broken, missing, or holes penetrating through.
2. Replacement / repair of defective hardware, jambs, stops, and trim required for proper operation of door.
3. Replacement / repair of defective lock and deadbolt sets.

Exterior Windows

1. Replacement of broken glass in habitable areas.
2. Repair / replacement of deteriorated sashes in order to secure glass.

Accessibility (only if immediate safety or health hazard)

1. Repair and modifications to existing steps, walkways, handrails, guardrails, and ramps.
2. Installation of new handrails and modified stairways as needed.

Water Heaters

1. Repair / replacement of heaters that are not working or not working effectively.
2. Replacement due to tanks leaking.
3. Replacement of deteriorated or below code venting systems.
4. Replacement of defective thermo-coupler, control valve, gas and water connections/valves, P & T valve, drain line.
5. Replacement of complete heater if repair parts are not available locally.

Heating Systems - Cooling Systems (HVAC)

1. Repair of non-working HVAC systems (including floor furnaces, wall furnaces and through-the-wall air conditioning units): venting, cracked heat exchangers, thermostats, thermo-couplers, control valves, gas/electrical connections, compressors, etc.

Plumbing Interior

1. Replacement / repair of broken water lines and connectors concealed within walls, ceilings and floors.
2. Replacement / repair of broken sewer drain lines, connectors, clean-outs, and vent piping, concealed within walls, ceilings, and floors.
3. Replacement of complete toilet if broken and or leaking through the porcelain. Replacement shall include seat and lid, angle stop and supply line, new wax seal, new bolts, and caps.

Plumbing Exterior

1. Sewer line repairs. Owner must provide a report from a licensed plumbing contractor that describes the damage to the existing sewer line and location of the damaged line prior to HRP assistance.
2. Main water line repairs. Deteriorated and leaking main water lines, main water supply valves are eligible for assistance. Irrigation piping, valves, and timers are not eligible.

Electrical

1. Main service panel:
 - a. Replacement of main service, if not repairable and posing a hazard.
 - b. Replacement of missing Dead Face panel, exterior cover panel, knockout covers, and inspection covers.
 - c. Securing main service to structure.
 - d. Replacement of broken, non-working, or missing breakers or connections.
 - e. Replacement of any damaged wiring or connections.
 - f. Point of attachment and service rises per local codes and SMUD regulations.
2. Replacement of wiring that is severely damaged, burned, insulation deteriorated, or bare wires exposed.
3. Replacement of hazardous pigtails:
 - a. Attached to stationary appliances.
 - b. Mobile Home sub panel to Mobile Home Park pedestal.
4. Cap off/disconnect all exposed connections, wiring, and/or below code installations.
5. Install additional circuits, breakers, and receptacles:
 - a. To meet additional heating and or cooling system needs.
 - b. Installation of doctor approved medical equipment i.e., Oxygen breathing systems, medical beds.
6. The following listed electrical items may be repaired only in conjunction with any other Program eligible repair item.
 - a. Replacement / repair of existing non-working, defective receptacles, switches, exterior light fixtures.

Gas Lines - Natural Gas, CNG, Propane.

1. Repair or replacement of leaking or broken supply lines, connectors, and valves.

Floors

1. Replacement / repair of deteriorated sub-flooring and underlayment where a hazardous or a potentially hazardous condition exists.
 - Finish flooring to repaired area's kitchens, bathrooms & laundry areas. (Required by Building Codes)
 - Bathroom—full floor vinyl sheet with no seams.
 - Kitchen, laundry areas--- patch only

Miscellaneous

1. Smoke detectors and CO detectors: (if in conjunction with other work.)
 - **At the close of construction all structures receiving HRP assistance will comply with Current Fire and Building Codes relating to working smoke detectors and CO detectors.**
 - New battery-operated detectors will be installed as directed by current codes.
 - Replacement of batteries in existing detectors
 - Replacement of existing defective detectors.