



# U.S. Construction Repair Definitions

## Repair

A "repair" is the repair or renovation of an existing housing unit that is not owned by the affiliate, so long as:

- The housing unit is owned and inhabited by an individual or family that has been approved in accordance with the affiliate's board-approved family selection process.
- The work is performed under a written agreement, including scope of work and payment terms, between the homeowner and the affiliate in accordance with the affiliate's board-approved procedures for repair projects.
- The work fully complies with applicable local building codes and other legal requirements.

*Note:* Repairs are an owner-occupied housing solution (or a "product" like new homes and rehabs) offered by local Habitat affiliates under myriad program names, such as A Brush with Kindness, or ABWK; Rock the Block; Helping Hands; and Hearts and Hammers. Many other programs either created locally or at Habitat for Humanity International include repairs in their scope.

**In the U.S., the "Repair" category has three subcategories: Home Preservation, Critical Home Repair and Weatherization.**

- **Home Preservation**

Exterior work that includes painting, patching, minor repair, landscaping and replacement of exterior building materials for maintaining good or sound condition.

*Note:* A Brush with Kindness is reported as Home Preservation.

- **Weatherization**

Work done to improve the energy efficiency and indoor air quality of a structure. The scope of work of a Weatherization project is defined by a comprehensive energy audit, and also testing of the home upon completion, and should include a homeowner education component.

- **Critical Home Repair**

Extensive interior or exterior work performed to address health and safety issues or code violations. Critical Home Repair includes such activities as a change to, or repair of, materials or components; a reconfiguration of space; a modification for accessibility; or installation or extension of plumbing, mechanical or electrical systems on an existing structure.

*Note:* Painting alone, without extensive associated repair work, is not a Critical Home Repair.

- **Aging in Place**

Aging in Place is a movement [*separate from but related to repairs*] to not only enable people to age safely in their homes but also to create an environment where the older adults can continue to learn and contribute, develop relationships with people of all ages, maintain a healthy lifestyle, live independently and receive healthcare and support services that are community-based.

***What is the difference between general repairs vs. AIP repair/modification for someone over 65?***

Repairs require a home assessment before work begins. For AIP we recommend a holistic assessment with the older adult homeowner. A holistic assessment includes partnering with other agencies who provide services to older adults. Modifications and repairs are different. Modification examples include: grab bars, lever hands and faucets, widening doorways, no step shower, zero step entrance. General repairs may include broken step, hole in the floor, roofing, broken window, etc.