

COVERT TOWNSHIP SENIOR MILLAGE

Home Repairs

Home Repairs: Provide permanent improvement to a home to prevent or remedy a sub-Standard condition or safety hazard.

- Foundation repair
- Plumbing and drain repair
- Heating system repair
- Water supply repair
- Electrical repair issues
- Painting to prevent deterioration in conjunction with repairs
- Roof repair
- Siding repair
- Door, window and hardware repair/replacement
- Insulating, weatherization (including water heater wrap, low-flow shower head, socket sealers, draft stoppers and door sweeps)
- Stair and exterior step repair/replacement
- Floor repair
- Interior wall repair

Minimum Service Standards

1. The Senior Services Home Repair/Chore Service Administrator will verify that services Are provided only for residents age 60 and over who live in Covert Township full time.
2. Neither work done by the homeowner nor the homeowners immediate family member **(father, mother, daughter, son, daughter-in-law or son-in law)** of the homeowner shall be billable.
3. Repair costs billed to the township may not exceed \$1,000.00 over 2 consecutive fiscal years. A fiscal year is July 1 through June 30 of the following year. **Any amount over \$1,000.00 is the responsibility of the homeowner.**
4. Home repair services may not be provided on rental property.
5. No repairs may be made to a condemned structure.
6. Contractor must have appropriate insurance.

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7. Appropriately licensed providers will be required for electrical repair issues, HVAC system repairs, water supply issues and other any safety related repairs as noted above.
8. Home repair service contractors will check each home to be repaired for compliance with local building codes where applicable.
9. Repair costs billed to the township may include both labor, material, and specialized third-party equipment rental.
10. The Senior Services Home Repair/Chore Service Administrator will use a job completion procedure that includes:
 - Qualification Application- to qualify each applicant
 - Service Application- to approve service requested
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11. The Senior Service Contractor/Handyman will provide:
 - Service Quote- must be provided prior to service.
 - Service Invoice- Invoice requiring acknowledgement, verification and signature of owner, stated that work is completed and acceptable with invoices and labor hours detailed.

Note: Tools purchased are not billable.

12. Senior Services Home Repair/Chore Service Administrator will develop working relationships with weatherization, chore, and housing assistance service providers as available in the area to ensure effective coordination of efforts.