

Maintenance

- Homeowners are responsible for necessary upkeep and maintenance of their home
- **This might include:**
 - Fixing broken appliances, fixtures, windows, etc.
 - Repairing a leaky roof and cleaning out gutters
 - Maintaining furnaces, heat pumps, HVAC units, and other necessary systems
 - Other maintenance items as they arise



Capital Improvements

Capital Improvement - an upgrade of the home or its components to a level beyond its original condition at the time of purchase by the homeowner. These activities have a potential to significantly alter the home's character, size and quality and therefore may impact the value of the home.

- Capital improvements are all projects that are expected to cost **more than \$2,500**, all projects requiring a **permit**, or any other projects that meet the above definition.
- **ALL capital improvements must be approved by VSCLT prior to beginning the proposed project.**
- **Examples include:**
 - Kitchen remodeling
 - Accessibility upgrades
 - HVAC or roof replacements
 - Solar panel installations