



BEFORE



AFTER

This homeowner is 96 years old and living on \$900 a month. She went without hot water or gas for two years. Her gas service had been cut off because of a gas leak that she could not afford to repair. She had also not been able to use her kitchen sink because of rotted drain piping and her ceiling had been leaking for over ten years. Merced replaced her hot water heater to bring it up to code, fixed the gas leak, fixed rotten piping and repaired the roof leak. She now has hot water and can use her sink and stove.



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This resident's house siding was so rotted, squirrels, birds and bees were nesting in between the walls. The back sliding doors and windows did not open which created a safety hazard. The bathroom lacked proper accessibility. Merced replaced the siding, relocated the bees, replaced doors and windows and installed a properly-functioning toilet as well as a walk-in shower with grab bars and a shower wand.

# Owner-Occupied Repair Program (OORP)

Examples of health and safety barriers removed through home repairs.



BEFORE



AFTER

Homeowner is an Educator in his 50's. This project was a major rehabilitation. Merced made the following renovations: new foundation, new roof, removed non-functioning chimney, installed new front & back door, installed new sewer lines and water lines, installed new kitchen cabinets, installed new HVAC system and expanded restroom. The restroom was so small and cramped, the homeowner had to place one foot in the bathtub when using the commode. The new renovations elevated his standard of living and made the home safe to live in.



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Homeowner is in her 40's, disabled and has a son with special needs. During the course of renovation, the ceiling in some parts of the house fell, revealing mold on the sheetrock and insulation. Merced made the following renovations: repaired a hole in ceiling and replaced insulation, replaced damaged sheetrock, installed new roof, installed new septic system and drainage field 10 ft away from the house (old septic system was removed from under the house), completely renovated bathroom, installed brand new foundation (beams and joists were too small and whole house was sitting on cinder blocks).



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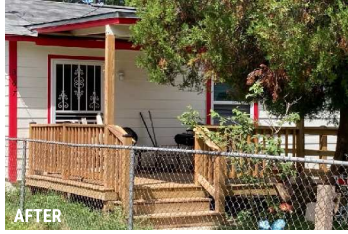


AFTER

This homeowner stayed at Stablewood (a multi-family property owned by Merced), rent-free, during construction. Merced made the following renovations: leveled foundation, installed new accessibility ramp, repaired sewer and water lines, remodeled bathroom, remodeled kitchen, installed new electrical service, installed new meter loop, installed new flooring, installed new sheetrock, installed new light and plumbing fixtures, re-engineered back patio to stabilize door base, and trimmed down a tree at risk of falling on house.



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House was shifting, windows were broken, and untreated wood on front porch had rotted through. These created safety hazards for the homeowner and her son who is living with autism. The majority of broken windows were in her kitchen – making it very cold in the winter and very hot in the summer. Merced made the following repairs: replaced windows, replaced front and back doors, installed screen door, repaired front porch, repaired handrail, added piers and beams to the front porch to stabilize it, and repaired flooring in house.



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Homeowner is military veteran and lives with PTSD. Her home is located near Randolph AFB and when jets fly by, her windows rattle. The loud noises and vibrations cause anxiety. Merced made the following repairs: replaced windows to better sound-proof the home, replaced garage door which had been broken when someone tried to break in, and removed a large ash tree which was at risk of falling onto the house, creating a safety hazard.



BEFORE



AFTER

This was a special project with SAWS for homeowners experiencing hardship from Winter Storm Uri. Merced made the following repairs: installed a new water line from the meter to the house, installed new waterlines under the house, repaired water heater closet, installed gas lines from the gas meter to the water heater and kitchen stove.

