

Live Work in Hutchinson Workforce First-time Homebuyer Initiative

Eligible Improvements:		
Improve the basic livability or energy efficiency of the property including additions, alterations, renovations, and/or repairs, or		
Bring a property into compliance with state, county, municipal health, housing, building, fire and/or housing maintenance codes or other public standards applicable to housing.		
	Examples of Eligible Improvements	Examples of <i>Ineligible</i> Improvements
Electrical Improvements	Update wiring	Speakers
(Inspection by the State Electrical Inspector)	Electric light fixtures/systems	Built-in surround system
Energy Conservation and Insulation (including windows)	Insulation	
	Solar panels	
	Weather stripping	
	Wind generator	
	Ventilation: Attic fans, ceiling fans, roof/turbine vents	
Exterior Finishing	Brick repair/replacement	
	Painting	
	Stucco repair	
	Siding	
	Repairs/painting to a detached garage.	
Handicap Accessibility Improvements	Improvement or modification to a property to enable a resident, with activity-limiting permanent physical or mental condition, to function in the property:	
	o Bathroom modification	
	o Kitchen modifications, including lowering cupboards and countertops	
	o Ramp or other entryway modifications	
	o Relocating light switches and electrical outlets	
	o Widen doorways, hallways	

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	Examples of Eligible Improvements	Examples of <i>Ineligible</i> Improvements
Heating and Ventilation Improvements	Air exchanger	Room air conditioning units
	Central air condition	Space heaters
	Chimney repair or replacement	Appliances, personal property – not hard-wired or hard-plumbed (example, washer, dryer, refrigerator, stove)
	Ductwork	
	Fireplace	
	Fireplace insert	
	Furnace	
	Heat pumps: air, geothermal, groundwater	
Interior Finishing	Appliances that are <u>hard-wired, hard-plumbed</u> (e.g., built-in wall oven, hard-wired dishwasher, counter-top cook unit.	
	Drywall	
Plumbing Improvements	Bathroom fixtures/connections	Hot tub or whirlpool tub outside of the bathroom
	Bathtubs/enclosures/shower doors	
	Water conditioner	
	Water heater	
	Whirlpool tub (in bathroom)	
Roofing Improvements	Fascia	
	Gutters	
	Home/garage roof replacement	
	Soffit	
	Roofing for detached garage	
Structural Additions and Alterations	Chimney repair or replacement	Apartment/loft in garage
	Basement installation or repair (includes lifting of house)	Gazebo
	Deck	Outbuildings
	Entryway-including attached patio	Utility/garden shed
	Foundation repair (includes lifting of house)	Garage larger than 800 square feet

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Structural Additions and Alterations	Examples of Eligible Improvements	Examples of <i>Ineligible</i> Improvements
	New garage or expansion of an existing garage (maximum 800 square feet of combined garage space per property)	More than one garage per property
	Patio slab at patio door	Expansion of existing garage space resulting in garage space greater than 800 square feet
	Porch (3-season, 4-season, or open)	
	Steps and landings	
Other	Carport (if it is a permanent structure) or parking pad	Underground sprinkler system, irrigation system
	Architectural fees	Tennis court
	Energy audit	Swimming pool
	Blower door test	Security system
		Assessments