

## **Exhibit AA**

### **SC Housing Accessibility Consultant Qualifications and Requirements**

A Qualified Accessibility Consultant is any individual who possess the required knowledge to inspect multifamily properties for compliance with all federal, state and agency accessibility requirements and meets the following experience requirements and qualifications:

1. The Consultant will perform tasks necessary to review LIHTC and/or other SC Housing federally funded properties for compliance with federal, state, and agency accessibility laws and requirements, including, but not limited to:
  - a. Title II and III of the Americans with Disabilities Act and all applicable compliance standards.
  - b. Section 504 of the Rehabilitation Act of 1973 and all applicable compliance standards.
  - c. The Fair Housing Act and all applicable compliance standards.
  - d. The requirements of the SC Housing Qualified Allocation Plan (QAP) applicable to the Project and the SC Housing Appendix B Development Design Criteria.
  - e. Any other accessibility laws and regulations applicable to the project.
2. Consultant cannot be a member of the Project Team nor have an Identity of Interest with any member of the Project Team.
3. Consultant has the capacity to render a high quality report in accordance with the instructions and requirements set forth in the SC Housing Certification of Minimum Scope and Reporting Standards.
4. Consultant has no less than five (5) years of experience performing accessibility compliance assessments for affordable rental housing projects.
5. Consultant is not presently debarred, suspended, proposed for debarment or suspension, declared ineligible or excluded from participation by any state or federal department, agency, or program.
6. Consultant agrees to comply with all applicable laws, including, but not, limited to federal, state and local laws, codes, regulations, ordinances, rules and orders, including all laws concerning fair housing and equal opportunity that protect individuals and groups against discrimination on the basis of race, color, national origin, religion, disability, familial status, or sex.
7. Consultant agrees to comply with the SC Illegal Immigration Reform Act, Title 8, Chapter 14 of the S.C. Code, and any other applicable state or federal immigration laws. Consultant must be registered with and using E-Verify.
8. Consultant agrees to comply with Drug Free Workplace requirements:
  - a. If Consultant is an individual, he or she must not engage in the unlawful manufacture, sale distribution, dispensation, possession or use of controlled substance or marijuana during the performance of accessibility compliance services.
  - b. If Consultant is an entity other than an individual, the entity certifies that a drug-free workplace will be provided for the Consultant's employees during the performance of accessibility compliance services.
9. Consultant shall carry the minimum insurance coverage as required by current industry standards. The developer who contracts with Consultant will bear the responsibility of verifying the insurance coverage and determining its adequacy.

#### **Qualification Package**

The following information must be included with this certification in the order shown and numbered as follows (please scan each document separately):

1. Cover Letter: A cover letter which provides the company name, mailing address, contact name, telephone number, and email address of the individual to whom SC Housing may communicate regarding the Qualifications Package.

2. References: Three current customer references for accessibility reviews must be included. Of special interest to SC Housing are any customer references from multi-family housing developers, state or local housing agencies and/or financial institutions. Please provide the customer reference contact person's name and telephone number.
3. Resumes: Copies of resumes for all proposed individuals who will be working directly on the inspections. (Resumes should include any and all trainings and certifications related to accessibility).
4. Report Samples: At least two samples of accessibility reports (one for new construction, one for substantial rehabilitation) that your firm recently completed for a multi-family housing development.
5. Project List: A listing of multi-family rental housing projects on which the Consultant has performed accessibility reviews. This listing should indicate the project name, number of units, proposed tenancy (senior, family or 'other'), source of financing and whether the project was assisted with government funding.

### **Minimum Scope and Reporting Standards**

The following identifies the minimum accessibility work scope and reporting standards:

#### **Plans and Specification Review Report**

Scope: A pre-construction plan and specification review to determine that the proposed construction documents will meet all accessibility requirements.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Include the documents reviewed.
3. The review comments from the Consultant, all documents related to resolution of identified accessibility issues.
4. Certification from the Consultant that the plan/spec review comments have been incorporated in the construction documents.

#### **Framing Inspection (and additional needed interim inspections) Report**

Scope: An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Description of the general progress of construction activities.
3. Description of the level of compliance with accessibility achieved to date.
4. Details on all areas of inconsistencies, including areas where the project is out of compliance with federal and state laws and regulations.
5. Recommendations that would bring the project in compliance with accessibility regulations
6. Photographs representative of situations that must be addressed.

### Final Inspection Report

Scope: A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. This will include inspection of:

1. All units designated equipped for the mobility impaired (5% of the project unit count).
2. All units designated equipped for the audio/visual impaired (2% of the project unit count).
3. Where applicable, a random sample of 5% of the units required to comply with the Federal Fair Housing Amendments Act.
4. Overall review of the site for accessibility.

Reporting: Include the following minimum standards in the report:

1. Identify all applicable federal, state, and agency accessibility laws and requirements.
2. Information outlined in the Exhibit DD SC Housing Final Accessibility Inspection Checklist.
3. Details on all areas of inconsistencies, including areas where the project is out of compliance with federal and state laws and regulations.
4. Recommendations that would bring the project in compliance with SC Housing, state, federal and industry standards.
5. Photographs representative of situations that must be addressed.

### Certificate of Accessibility Compliance

Scope: Following the final report after the general contractor and/or developer has had a reasonable opportunity to correct deficiencies; the Qualified Consultant will confirm that the corrections were executed properly.

Reporting: The consultant must sign Exhibit EE SC Housing Consultant Accessibility Certification and return to the SC Housing Tax Credit Manager at Placed in Service.

NOTE: It is incumbent upon the Qualified Consultant to arrange enough visits with his client, the LIHTC Developer, to observe all areas of accessibility and to verify completion of recommended corrections.

Certification Statement: Consultant agrees to comply with all requirements as stated above.

Company Name: \_\_\_\_\_

Consultant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: Josh Brown Date: \_\_\_\_\_

# Cover Letter



Joshua Brown,  
Chief Operating Officer  
Toll Free: 1-888-504-7483  
Direct Dial: (205) 801-6020  
Fax: (205) 345-3813  
Josh@EandATeam.com



Mailing:  
P.O. Box 181  
Tuscaloosa, AL 35406  
Shipping:  
1655 N McFarland Blvd, Suite 181  
Tuscaloosa, AL 35406

May 5, 2025

South Carolina State Housing Finance &  
Development Authority  
300-C Outlet Pointe Blvd,  
Columbia, SC 29210

**Re: E&A Team, Inc. Response to the SC Housing Qualifications Package Checklist**

Enclosed please find E&A Team, Inc.'s Qualification Package for South Carolina Housing.

E&A Team's contact information is as follows:

E&A Team, Inc  
P O Box 181  
Tuscaloosa, AL 35406  
Joshua Brown - Chief Operating Officer  
[Josh@EandATeam.com](mailto:Josh@EandATeam.com)  
205-801-6020

E&A Team's Response includes the following:

- This Cover Letter
- References
- Resumes
- Report Samples
- Project List
- Signed Cert. Statement

Thank you for the opportunity to present this Response. We appreciate your time and attention.

Sincerely,

Josh Brown  
Chief Operating Officer

# References

## References

Wallace Architects  
Zac Wallace, Partner  
302 Campusview Drive, Suite 208  
Columbia, MO 65201  
(573) 256-7200  
[zacw@wallacearchitects.com](mailto:zacw@wallacearchitects.com)

Greystone Affordable Development  
Tanya Eastwood, President  
4025 Lake Boone Trail, Suite 209  
Raleigh, NC 27607  
(919) 573-7515  
[tanya.eastwood@greyco.com](mailto:tanya.eastwood@greyco.com)

Vantage Development  
1544 S. Main Street  
Fyffe, AL 35971  
Attn. Jay Ronca, Vice President  
(256) 417-4920, ext. 224  
[jronca@thevantagegroup.biz](mailto:jronca@thevantagegroup.biz)

# Resumes

# LARRY BURTON FLEMING

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1320 Griffis Ct., St. Leonard, MD 20685  
Home: 443-975-7159, Cell: 202-236-7131  
Work: 888-504-7483, x1250  
Email: larry.fleming08@comcast.net

## Professional Summary

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Successful architect / consultant on accessibility issues with 30+ years of experience in the field. Excellent knowledge of accessibility laws and standards, with considerable practical experience, and excellent problem solving skills.

## Background / Qualifications

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- ❖ Born and raised in Danville, Virginia, and graduated University of Virginia School of
- ❖ Architecture (1976).
- ❖ Served two years (1977-1979) in Botswana (Southern Africa) in the Peace Corps, involved in rural development, including the design and construction of schools, health clinics, government facilities, and public housing for an area roughly the size of Maryland.
- ❖ Licensed as a Registered Architect (RA) in the District of Columbia.

## Experience

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2010 – Present: *E&A Team, Inc.* Tuscaloosa, AL

Consultant for firm specializing in accessibility issues, including plan reviews of proposed work, construction inspections, accessibility inspections, Capital Needs Assessments (CNA), and training. Plan reviews and construction inspections performed for both new construction and renovation / rehabilitation of existing properties. Accessibility site inspections include Self Evaluation / Transition Plans under Section 504 of the Rehab Act and Architectural Barriers Act Accessibility Standard (ABAAS), Americans with Disabilities Act Accessibility Guidelines (ADAAG) reviews for public accommodations, and reviews of properties for compliance with the Fair Housing Amendments Act design requirements. In addition to providing a list of “Findings of Non-Compliance”, often provides recommendations on Corrective Actions to be taken. Have worked to get the CNA industry to include accessibility findings in Capital Needs Assessments of existing buildings. Member of the American Standards for Testing and Materials (ASTM) Accessibility Task Group since 2015, working to incorporate accessibility as a requirement of CNAs. Developed and presented training materials on-site, live, and on-line on a variety of accessibility subjects including Section 504

and UFAS requirements, ABAAS requirements, Fair Housing Amendments Act design requirements, ADAAG requirements for places of public accommodation, and Universal Design for all. Assisted in providing on-line training package for continuing education for architects on the American Institute of Architects (AIA) website, the first training packages offered on accessibility beyond ADA requirements.

1979 – 2009: *United States Department of Agriculture, Rural Development*

For over 30 years served as an architect for USDA's Rural Development agency (formerly Farmers Home Administration). Retired as a "Senior Architect" in 2009 after spending 23 years in the National Office developing policy and regulations, as well as training field staff. While at USDA, involved in single and multi-family housing, health facilities, "first responder" (fire and police) facilities, and rural businesses. Oversaw development and construction programs for multi- million dollar portfolio of direct and guaranteed loans. Specialized in housing for the elderly, assisted living / congregate facilities, and accessibility for the disabled. Accessibility experience with all four Federal laws (Architectural Barriers Act, Rehabilitation Act, Fair Housing Amendments Act, and Americans with Disabilities Act), and their related standards (ABAAS, UFAS, Fair Housing Guidelines, and ADAAG).

2000 – 2009: *ANSI A117.1 Standards Development Committee*

Served as one of four individuals representing the Federal government on the American National Standard Institute's ANSI's A-117.1 Committee. This Committee writes and maintains the ANSI A-117.1 standard "Accessible and Usable Buildings and Facilities", which is the accessibility code for the International Code Council (ICC) International Building Code (IBC). (The building code used throughout the U.S.) Member of the Housing Task Force subcommittee for three years.

## Lectures and publications

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- ❖ Presented lectures on various accessibility topics at national conferences for Multi-Family Housing management companies, owners, and developers.
- ❖ Published articles on accessibility for national association of multi-family housing owners and developers industry publication.
- ❖ Co-author of the on-line training package "*Fair Housing Design Manual Made EZ*", which adds videos and graphics providing additional detail and explanation for the design and construction requirements of the *Fair Housing Design Manual* published by HUD in 1988. (Approved by the American Institute of Architects as Continuing Education for licensed architects.)
- ❖ Presenter at Council of Affordable Rural Housing (CARH) National Convention in Orlando, FL, 1/2012.
- ❖ Presenter at National Association of Housing and Redevelopment Officials (NAHRO) National Conference in Cleveland, OH, 10/2013.

- ❖ Presenter at Council of Affordable Rural Housing (CARH) National Convention in Washington, DC, 6/2014.
- ❖ Presenter at Viridian Accessibility Conference in Portland, OR, 9/2016.
- ❖ Developed training materials and assisted with over 250 training sessions on accessibility requirements for Section 504, Fair Housing, and ADA.

## Depositions, Testimony, and Fees

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United States v. 2 Gold LLC, TF Cornerstone LLC, et al. (2013)  
 Case No. 2:13-cv-0082 Consent Decree  
 Fair Housing design requirements case. Approved by DOJ as “Neutral Inspector” for Corrective Actions taken by defendants.

United States v. Dawn Properties Inc, et al. (2014)  
 Case No. 1:14-cv-224-LG-JCG  
 Fair Housing design requirements case. Expert Witness for Defendant, report and depositions. Case settled. Corrective actions underway.

Veryl Jefferson v. 3170 LLC et al. (2016)  
 Case No. 8:16-cv-00036-LSC-FG3  
 ADA case. Expert Witness for Defendant, report. Case settled.

Jabari Wright v. RL Liquor (2016)  
 Case No. 8:15-cv-00271  
 ADA case. Expert Witness for Defendant, report and testified at trial. Case dismissed – not “readily achievable”.

Jimmy Barfield v. Bucky’s Inc et al. (2016)  
 Case No. 8:16-cv-18  
 ADA case. Expert Witness for Defendant, report written. Case on-going.

Johnette C. Lewis v. BP Gas Station et al.  
 Case No. 8:15-cv-439  
 ADA case. Expert Witness for Defendant, report written. Case on-going (2016)

Jason Morgan v. Design to Build LLC et al.  
 Case No. 1:16-cv-00768  
 ADA and FHAA case. Expert Witness for Plaintiff, report written. Case on-going (2017)

Compensation for analysis and for testimony at trial and for depositions is \$225 / hour.



## **Alva R. George**

### **PROFESSIONAL SUMMARY**

Architectural Professional with over twenty-two years experience in managing and coordinating various Educational Institutions, Healthcare, and Religious Facilities. Proven success working with all levels of management, municipalities, vendors and employees. Adept at bringing optimism to all team efforts.

#### **SKILLS**

- Project Coordination
- Capable of Handling Multiple Projects
- MS Office Applications
- Excellent Communication Skills
- Strong Organizational Abilities
- AutoCAD
- Problem Solving
- Scheduling

### **EMPLOYMENT HISTORY**

#### **ACCESSIBILITY TEAM MEMBER AND INSPECTOR, 2017 -Present**

##### **E&A Team, Inc., Tuscaloosa, Alabama**

- Perform ADA inspections
- Perform accessibility construction inspections
- Perform accessibility plan reviews

#### **CONTRACT WORK, 07/2016 to 4/2017**

##### **Tamra Groh Design-Seattle, Washington**

- Investigate, analyze, and respond to technical inquiries concerning accessibility issues and code research
- Correspond with municipalities on codes and permitting issues
- Conduct initial survey and assessments for residential renovations
- Draft preliminary sketches based on client ideas for residential renovations
- Research vendors for product information

#### **PROJECT COORDINATOR, 07/2008 to 03/2009**

##### **Davis Architects-Birmingham, Alabama**

- Project Coordinator on Student Center at Judson College
- Coordinated and conducted site visit meetings with clients to discuss needs
- Managed team consisting of Interior Designer and Architect
- Reviewed construction document package for completeness and potential problems
- Sourced and researched vendors for product information
- Researched and recommended firms for hazardous waste removal
- Responsible for developing construction documents in AutoCAD including specifications
- Created plan presentations for client review using power point
- Revised multiple drawings for various projects consisting primarily of educational institutions
- Consulted & reviewed project for ADA compliance



**PROJECT COORDINATOR & ADA CONSULTANT, 01/2001 to 07/2008**

**Evan Terry Associates-Birmingham, Alabama**

- Experienced in all phases of the architectural process from schematic design to design development to the final stage of producing construction documents in AutoCAD
  - Project Manager of 17,000 SQ. FT. Synagogue (Knesseth Israel)
  - Responsible for small projects of limited scope and complexity
- Developed bid packages, assisted with the bidding & evaluation of bids
- Met with clients and worked with outside consultants
  - Performed construction administration services including site visits, punch lists, RFI and addendums
  - Worked with municipalities to obtain necessary land use and building department approvals and permits
  - ADA surveyor, technical assistance, consultant and accessible design specialist
  - Performed pre-survey planning & final data reports
  - Provided ADA compliance consulting, plan reviews and code analysis
  - Facilities included healthcare, religious facilities, educational institutions, and commercial projects

**PLANS REVIEWER, 04/1999 to 12/2000**

**Chatham County-Savannah, Georgia**

- Reviewed and approved all permit applications
- Checked site plans for drainage, water & sewer availability
- Determined flood elevations, reviewed residential driveways for compliance & verified plats to building site plan requirements
- Provided customer service to public by answering questions regarding the permitting process
- Explained technical problems with applicants regarding proper building structure, recommended solutions for meeting suitable building or zoning codes
- Served as liaison and substituted for the Zoning Administrator
- Performed mathematical calculations to determine appropriate fees
- Reviewed on an average of 90 permits per month

**ASSOCIATE DESIGNER & ADA SPECIALIST, 01/1996 to 04/1999**

**Savannah College of Art & Design (SCAD)-Savannah, Georgia**

ADA Consultant (American's with Disabilities Act) for in-house project management, architectural and interior design team with an annual operating budget of \$25-\$30 million dollars

- Worked closely with historical preservationist to maintain integrity of the historical buildings
- Contributed to the revitalization of 45 commercial buildings located in Savannah's Historical & Victorian Districts
- Identified, analyzed, prioritized and managed the removal of barriers to people with disabilities, as defined by ADAAG and applicable laws.
- Maintained an operational relationship with Accessibility Coordinator to ensure SCAD was operating in accordance with ADA Title III.
- Developed readily accessible procedures to ensure sustainable agency-wide policies, practice and protocols to ensure that emergency plans, programs and procedures meet the requirements of ADA Title III and other applicable laws.
- Coordinated with The City of Savannah to provide accessible sidewalks route to various buildings on Campus.

**EDUCATION**

- Bachelor of Architecture
- Bachelor of Science- Architectural Studies  
Washington State University, Pullman Washington

## **MARK E. ENGLISH**

E&A Team, Inc.

P.O. Box 70550

Tuscaloosa, AL 35407

mark@EandATeam.com

Work: 888-504-7483, x1130

Cell: 205-394-8000

### **PROFESSIONAL SUMMARY**

- Over twenty-six years of consulting experience on accessibility issues under the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act (ADA), as well as, conventional, state, federal, and low-income housing tax credit programs

### **EXPERIENCE**

#### **E&A TEAM, INC., Tuscaloosa, AL, 1992 – Present, Founder and President**

- Fair housing and accessibility consultant
- Experience with multi-family housing programs, including conventional, state, federal, and low-income housing tax credit programs, around the United States
- Provided over 600 Fair Housing and Accessibility Educational Seminars to government agencies, including the U.S. Department of Justice, U.S. Department of Housing and Community Development/Office of Disability Policy, and USDA Rural Development, National Council of State Housing Agencies (NCSHA), the National Association of Home Builders (NAHB), and major property management firms all over the country
- Assembled team of experts to perform accessibility site inspections and Capital Needs and Physical Needs Assessments (CNAs and PNAs), Accessibility Blueprint Reviews, and Accessibility Site Construction Inspections on multifamily housing complexes
- Partnered with Marshall and Swift to create online construction data interface that allows the electronic gathering of CNA and PNA data on a handheld device which, in turn, allows E&A to merge data with the Marshall and Swift database to create a state of the art construction database retrieval system
- Coordinates and oversees accessibility inspections on over 600,000 multifamily housing units in all 50 states
- Consults with agencies and management companies to help develop fair housing and accessibility policies
- Authored the SourceAbility™ Flash Drive
- Authored the Uniform Federal Accessibility Standards (UFAS) Pocket Edition Manual
- Co-authored the Fair Housing Act Design Manual eBook

#### **ENGLISH & ASSOCIATES, INC., Tuscaloosa, AL 1985-1992, Founder and President**

- Packaged low-income housing developments for clients
- Identified communities in need of low-income housing developments, worked with funding sources, completed funding processes, and coordinated efforts among all members of the development team

### **ORGANIZATIONS**

- National Council for Affordable & Rural Housing / Washington, DC / Co-Chair / Initiatives Committee / 2009-Present
- National Council for Affordable & Rural Housing / Washington, DC / Board Member / 2000-2008
- National Council of State Housing Agencies / Member
- National Affordable Housing Preservation Associates, Inc., Board Member / Board President / 2000-Present
- United Cerebral Palsy / Ewing Housing Trust / Washington, DC / Committee Member / 2009-Present



## Thomas White

Thomas White, E&A Chief Accessibility Consultant, has over 20 years of experience with ADA, Section 504, and the Fair Housing Accessibility Guidelines, including 13 years as the Senior Accessibility Inspector for E&A Team, Inc. He has inspected over 3,000 multifamily sites for E&A. Mr. White also assisted in starting E&A's Blue Print and Specification (BPS) Review division. Since the inception, he has inspected over 350 different BPS projects in 39 states, identifying all 3 federal accessibility codes along with applicable state accessibility codes.

Mr. White often works in conjunction with Mark English, President of E&A Team, Inc. and Scott Moore, Partner at Baird Holm Law Firm who was the former Senior Trial Litigator in the Housing and Civil Enforcement Section of the Civil Rights Division at the U.S. Department of Justice in Washington, D.C. Mr. White frequently serves as an invaluable resource to Mr. Moore in the area of accessibility guidelines and consulting. He has also served as a consultant on behalf of E&A Team, Inc., on 19 expert witnessing cases. Mr. White also partnered with Mark English to compile the UFAS Pocket Edition along with designing the only electronic survey software program for ADA, Section 504, and Fair Housing Accessibility Guidelines.

Currently, Mr. White is the Lead Inspector for all Accessibility Compliance Inspections. He is also the lead contact for the Denver Housing Authority for Blue Print and Spec Reviews in regard to their multi-million dollar expansion for the last 5 years.



# Sample Report (Rehab)



## Accessibility Construction Site Inspection

2nd Visit

**Prepared for:**

Morrow Realty Company

**With respect to:**

Emerald Valley Apartments  
711 Rural St  
Evergreen, AL 36401

**Site Visit Completed:**

March 13, 2024

**Site Inspected by:**

Scott Reynolds

**Report Created by:**

Alva George



Findings & Issues March 13, 2024  
Site Visit

Created: 03-15-2024  
Creator: Alva George (@AGE)  
Status: Priority 1, Priority 2  
Dates: 04-28-2022 - 03-15-2024

Recipients

alva@eandateam.com

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## 2023-12/11 1st Visit

#	Description	Plan	Assignee	Status	Page
45	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	5
16	Toilet not 18 inches-Provide clear floor space at water closet.	A2.1	@SRE	Priority 2 - 12-11-2023	5
46	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	6
47	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	7
21	Toilet not 18 inches-Provide clear floor space at water closet.	A2.1	@SRE	Priority 2 - 12-11-2023	7
48	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	8
49	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	9
52	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	9
55	Toilet not 18 inches-Provide clear floor space at water closet.	A2.1	@SRE	Priority 2 - 12-11-2023	10
56	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	11
63	Thermostat above 48 inches	A2.1	@SRE	Priority 2 - 12-11-2023	11
72	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	12
76	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	13
80	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	13
83	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	14
90	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	15
93	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	15
96	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	16
99	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	17
104	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	17
107	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	18
110	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	19
113	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 12-11-2023	19
123	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	20
130	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	21
134	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	21
138	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	22
141	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	23

144	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	23
147	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	24
150	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	25
154	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	25
155	The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.	A2.3	@SRE	Priority 2 - 12-11-2023	26
158	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	27
161	Thermostat above 48 inches	A2.3	@SRE	Priority 2 - 12-11-2023	27
166	The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.	A2.3	@SRE	Priority 2 - 12-11-2023	28
28	Toilet not 18 inches	A2.1	@SRE	Priority 2 - 12-11-2023	29
29	No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	29
30	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	30
31	Shower not 30 by 60	A2.1	@SRE	Priority 2 - 12-11-2023	31
36	No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	32
37	Shower not 30 by 60 inches	A2.1	@SRE	Priority 2 - 12-11-2023	32
42	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	33
41	Toilet not 18 inches	A2.1	@SRE	Priority 2 - 12-11-2023	34
43	Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.	A2.1	@SRE	Priority 2 - 12-11-2023	35
44	Shower not 30 by 60 inches	A2.1	@SRE	Priority 2 - 12-11-2023	35
61	Shower not 30 by 60	A2.1	@SRE	Priority 2 - 12-11-2023	36
180	Curb ramp in access aisle-This is a built-up curb ramp, protruding into the Access Aisle.	01.	@SRE	Priority 1 - 12-11-2023	37
181	Curb ramp in access aisle	01.	@SRE	Priority 1 - 12-11-2023	37
187	Slope is greater than 8%	01.	@SRE	Priority 1 - 12-11-2023	38
172	Restroom accessories. Construction is ongoing recheck next visit.	A3.2	@SRE	Priority 2 - 12-11-2023	39
175	Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.	A3.2	@SRE	Priority 2 - 12-11-2023	39
176	Restroom accessories. Construction is ongoing recheck next visit.	A3.2	@SRE	Priority 2 - 12-11-2023	40
177	Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.	A3.2	@SRE	Priority 2 - 12-11-2023	41



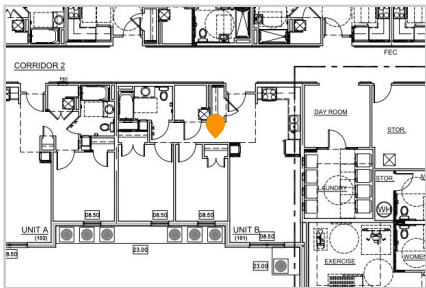
## 2024-3/13 Site Visit

#	Description	Plan	Assignee	Status	Page
188	Women's restroom lavatory not centered on 30 inches	A3.2	@SRE	Priority 2 - 03-13-2024	42
189	Lavatory center not at 24 inches	A2.1	@SRE	Priority 2 - 03-13-2024	43
198	Toilet not 18 inches	A2.1	@SRE	Priority 2 - 03-13-2024	43
201	Thermostat above 48	A2.2	@SRE	Priority 2 - 03-13-2024	44
202	Thermostat above 48 inches	A2.2	@SRE	Priority 2 - 03-13-2024	45
203	Toilet not at 18 inches	A2.3	@SRE	Priority 2 - 03-13-2024	45
195	Pipes not covered	A2.1	@SRE	Priority 2 - 03-13-2024	46
194	Pipes not covered	A2.1	@SRE	Priority 2 - 03-13-2024	47
196	Pipes not covered	A2.1	@SRE	Priority 2 - 03-13-2024	47
200	Shower control not off set.	A2.1	@SRE	Priority 2 - 03-13-2024	48
205	Needs 5th accessible parking space	01.	@SRE	Priority 2 - 03-13-2024	49

# 2023-12/11 1st Visit

## #45 - Thermostat above 48 inches

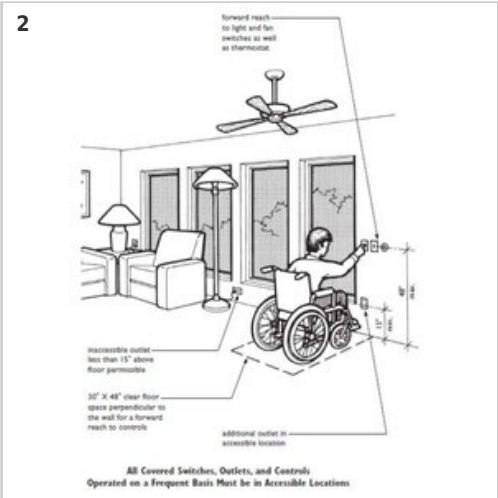
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 101  
Created 12-11-2023



### Task messages (time in PDT)

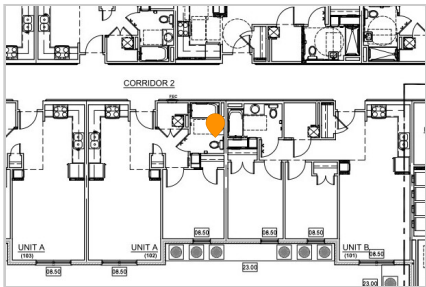
Scott Reynolds	Photo 1	11 Dec 07:20 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 07:37 AM
Alva George	Photo 2	13 Dec 07:38 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	13 Dec 07:42 AM
Alva George	Locate controls at 48 inches or below.	13 Dec 07:42 AM

### Photos



## #16 - Toilet not 18 inches-Provide clear floor space at water closet.

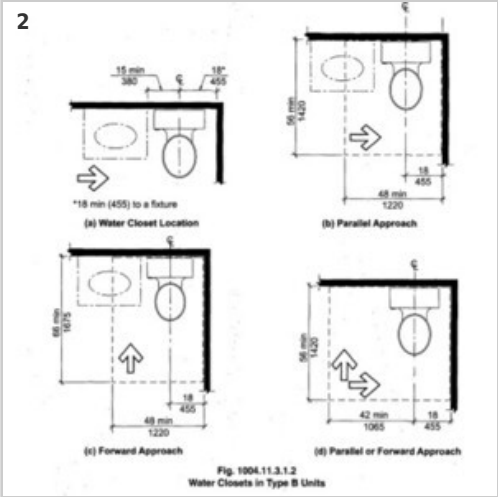
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102  
Created 12-11-2023



### Task messages (time in PDT)

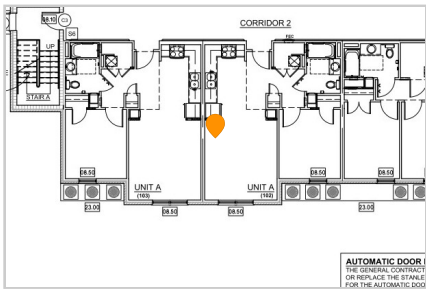
Scott Reynolds	Photo 1	11 Dec 06:33 AM
Alva George	Photo 2	12 Dec 08:40 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	12 Dec 08:43 AM

Photos



#46 - Thermostat above 48 inches

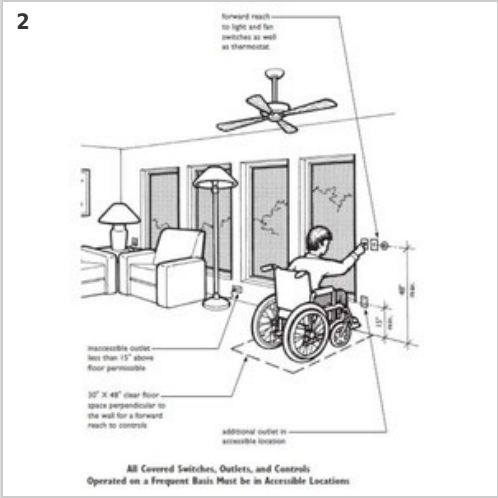
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 102  
Created 12-11-2023



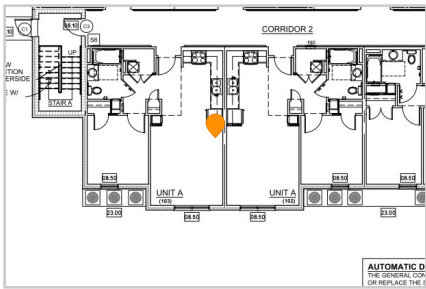
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:21 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:14 AM
Alva George	Photo 2	13 Dec 08:14 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:14 AM

Photos

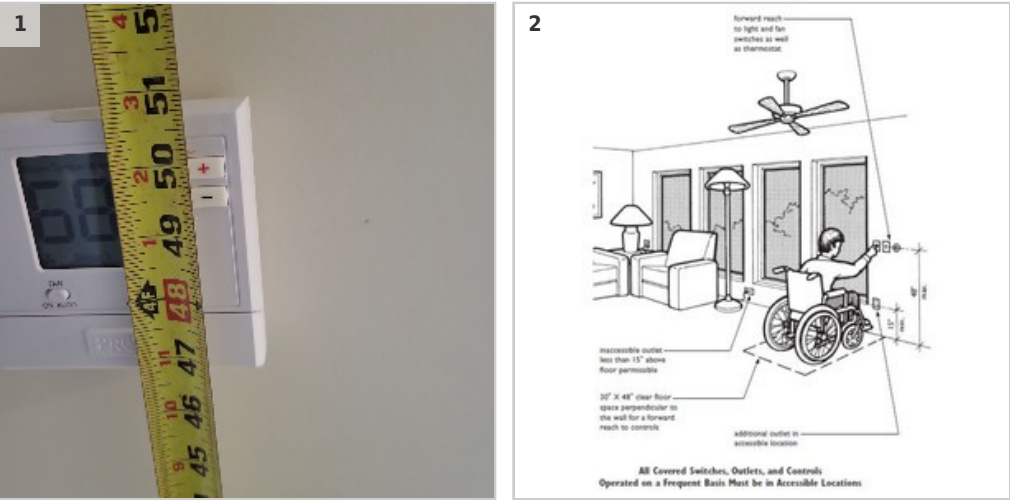


● **#47 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 103  
Created 12-11-2023

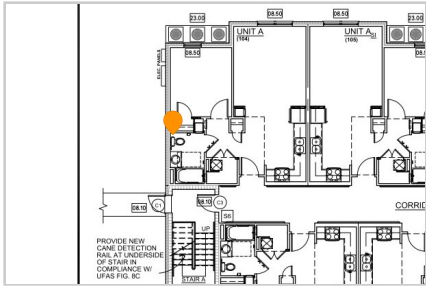


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:22 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:16 AM
Alva George	Photo 2	13 Dec 08:16 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:19 AM

Photos

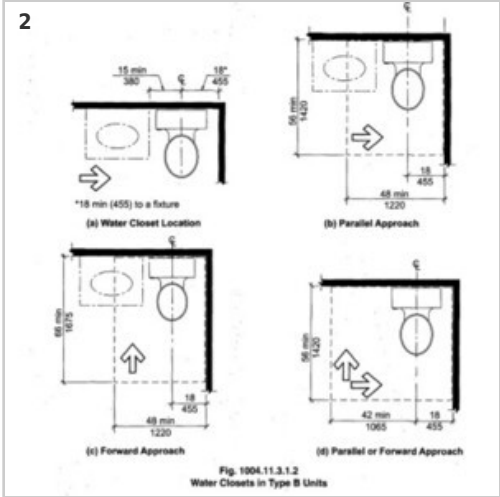


● **#21 - Toilet not 18 inches-Provide clear floor space at water closet.**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 104  
Created 12-11-2023



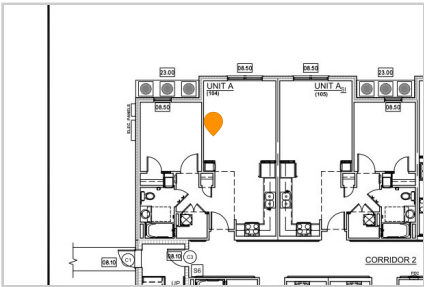
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 06:39 AM
Alva George	Photo 2	12 Dec 10:17 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	12 Dec 10:17 AM

Photos



#48 - Thermostat above 48 inches

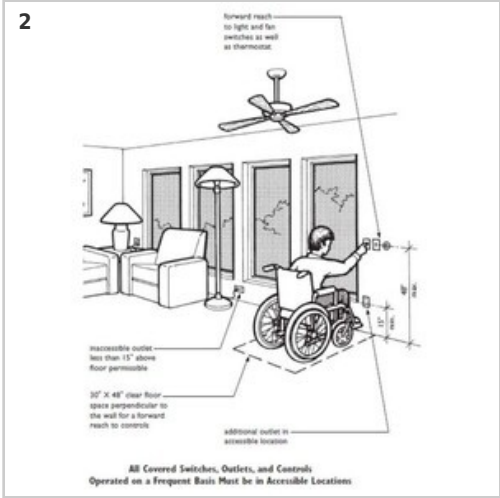
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 104  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:23 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:20 AM
Alva George	Photo 2	13 Dec 08:21 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:21 AM

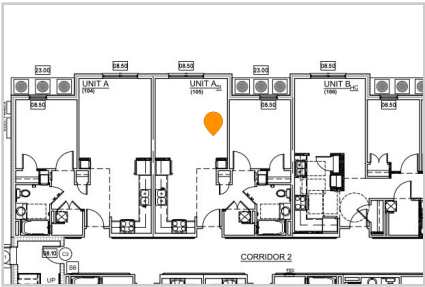
Photos





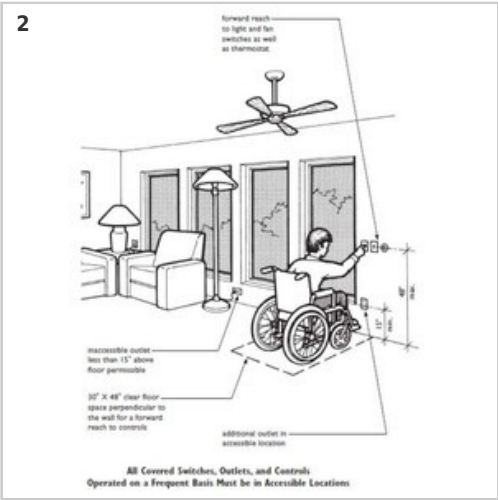
#49 - Thermostat above 48 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 105  
Created 12-11-2023



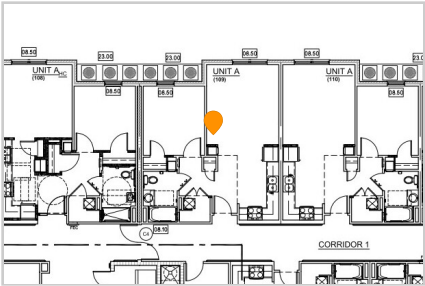
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:24 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 08:22 AM
Alva George	Photo 2	13 Dec 08:22 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 08:23 AM

Photos



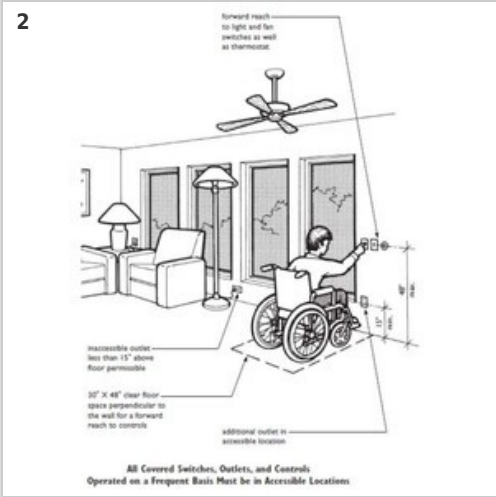
#52 - Thermostat above 48 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 109  
Created 12-11-2023



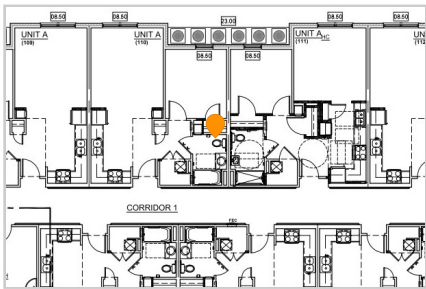
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:34 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 09:40 AM
Alva George	Photo 2	13 Dec 09:40 AM

Photos



● #55 - Toilet not 18 inches-Provide clear floor space at water closet.

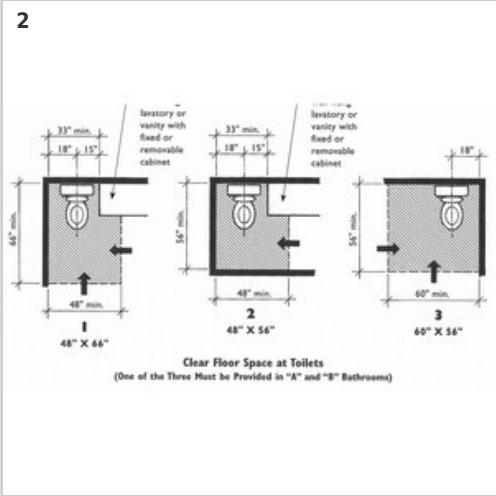
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 12-11-2023



Task messages (time in PDT)

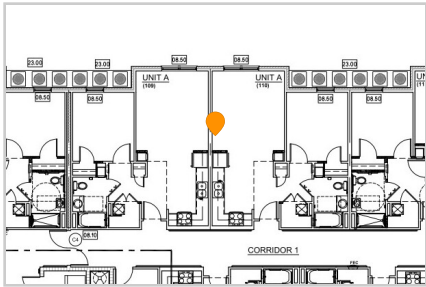
Scott Reynolds	Photo 1	11 Dec 07:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	13 Dec 10:00 AM
Alva George	Photo 2	13 Dec 10:00 AM

Photos



● #56 - Thermostat above 48 inches

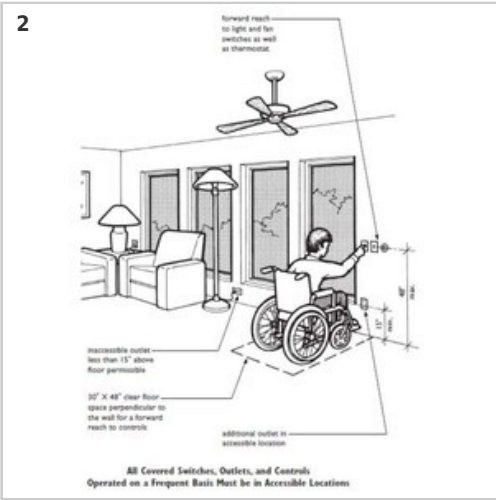
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 12-11-2023



Task messages (time in PDT)

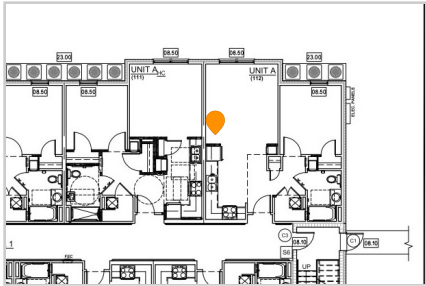
Scott Reynolds	Photo 1	11 Dec 07:38 AM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 10:12 AM
Alva George	Photo 2	13 Dec 10:12 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 10:12 AM

Photos



● #63 - Thermostat above 48 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 112  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 07:49 AM
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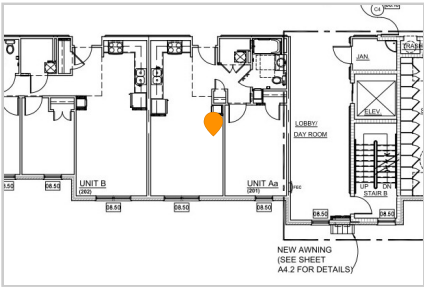


Photos



#72 - Thermostat above 48 inches

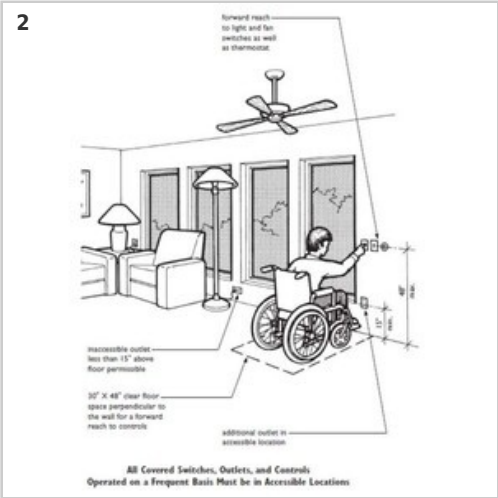
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 201  
Created 12-11-2023



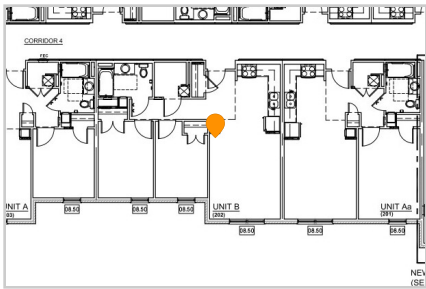
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:07 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations	13 Dec 01:31 PM
Alva George	ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 01:31 PM
Alva George	Photo 2	13 Dec 01:31 PM

Photos



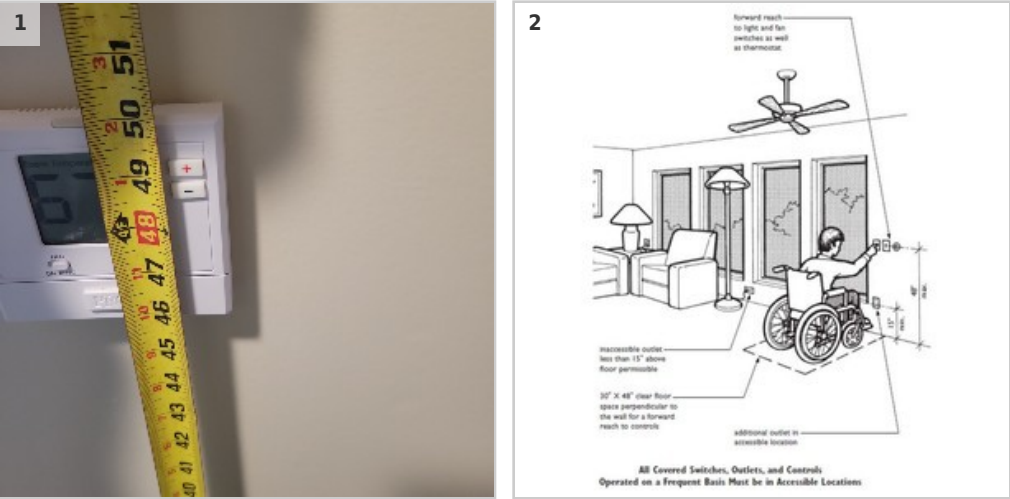
● **#76 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 202  
Created 12-11-2023



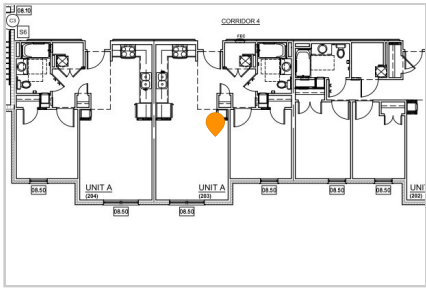
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:12 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	13 Dec 01:34 PM
Alva George	Photo 2	13 Dec 01:34 PM

Photos



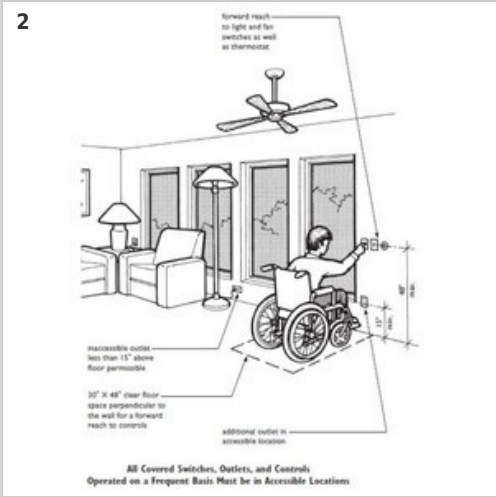
● **#80 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 203  
Created 12-11-2023



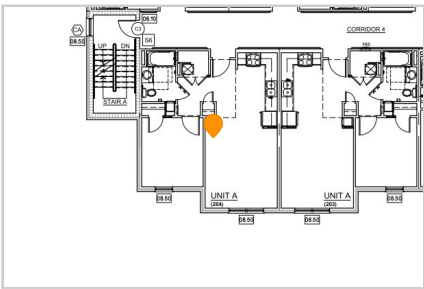
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:16 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3. Locate controls at 48 inches or below.	14 Dec 06:34 AM
Alva George	Photo 2	14 Dec 06:34 AM

Photos



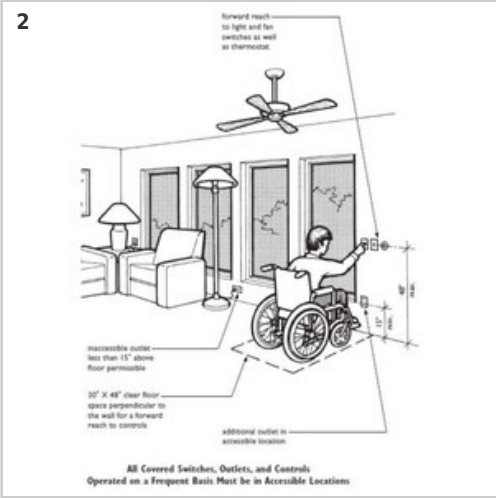
● **#83 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 204  
Created 12-11-2023



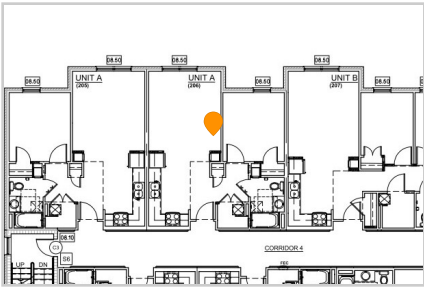
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:20 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 06:39 AM
Alva George	Photo 2	14 Dec 06:40 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 06:40 AM

Photos

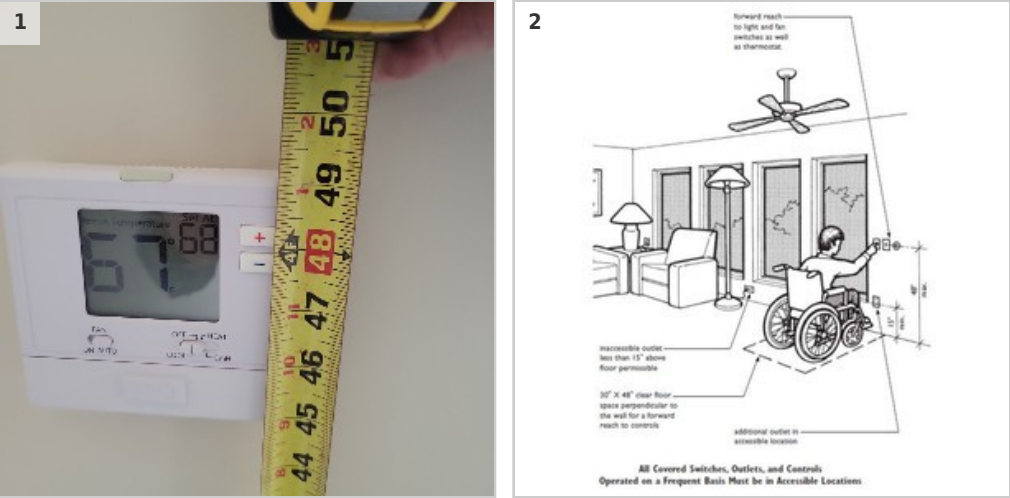


● **#90 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 206  
Created 12-11-2023

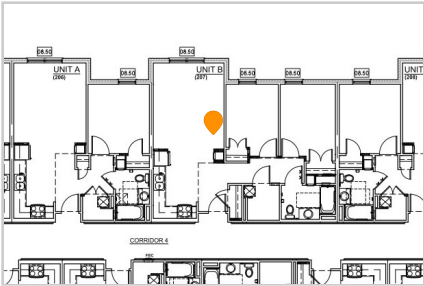


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 08:27 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:38 AM
Alva George	Photo 2	14 Dec 10:38 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:49 AM

Photos

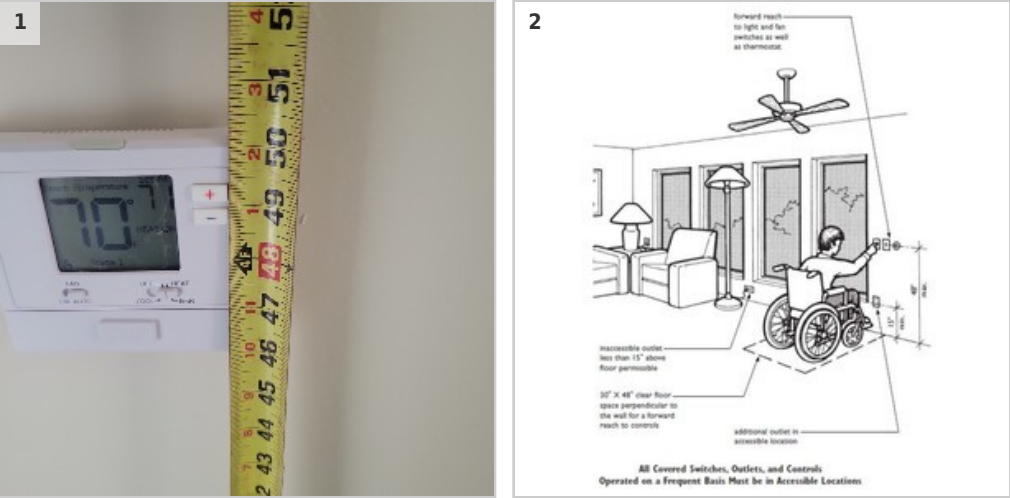


● **#93 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 207  
Created 12-11-2023

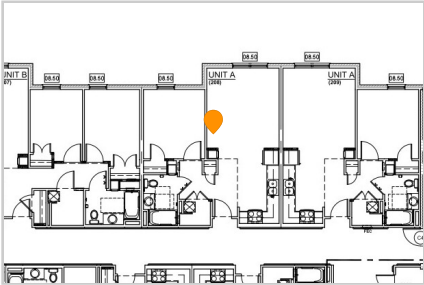


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 08:30 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:39 AM
Alva George	Photo 2	14 Dec 10:49 AM

Photos



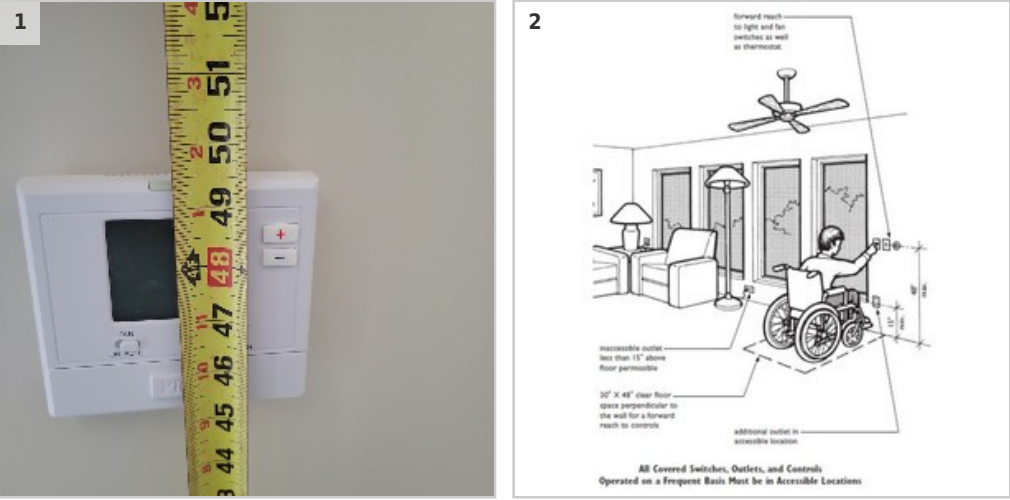
**#96 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 208  
Created 12-11-2023



Task messages (time in PDT)

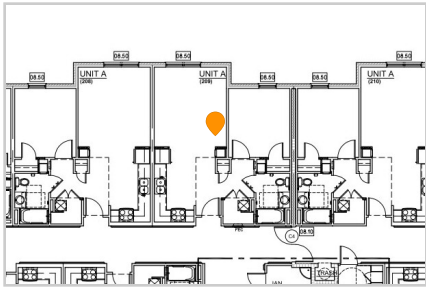
Scott Reynolds	Photo 1	11 Dec 08:33 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:40 AM
Alva George	Photo 2	14 Dec 10:40 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:49 AM

Photos





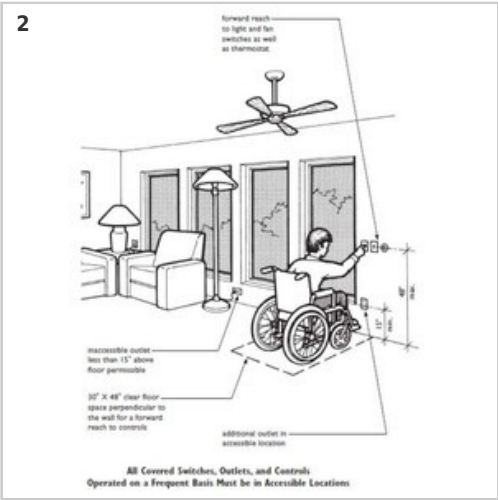
● **#99 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 209  
Created 12-11-2023



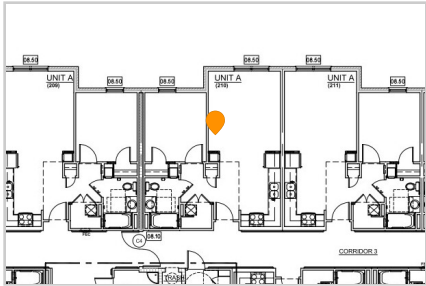
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:40 AM
Alva George	Photo 2	14 Dec 10:41 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:50 AM

Photos



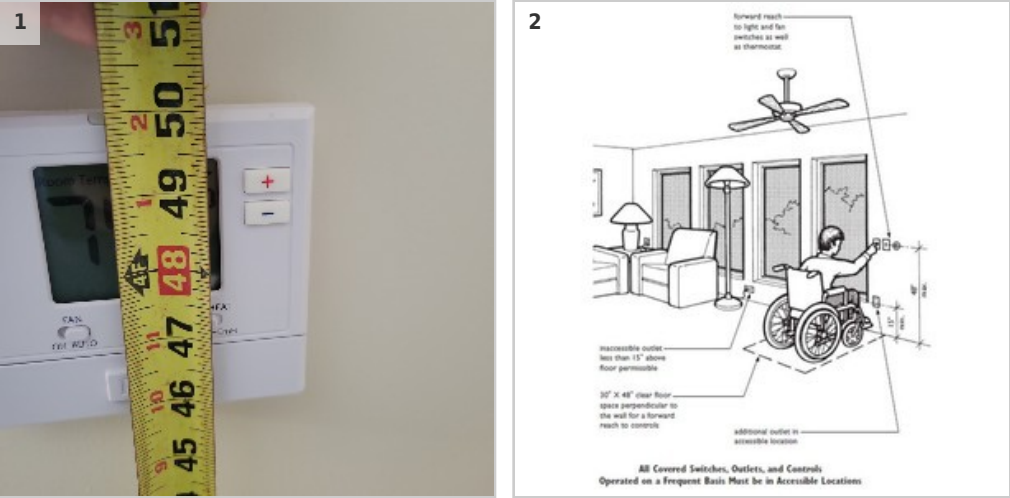
● **#104 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 210  
Created 12-11-2023



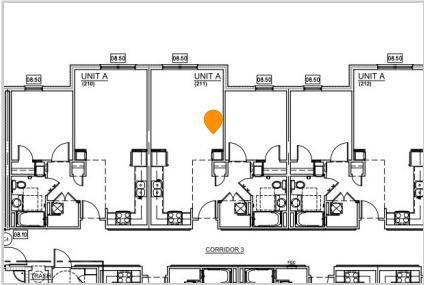
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:45 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:42 AM
Alva George	Photo 2	14 Dec 10:42 AM

Photos



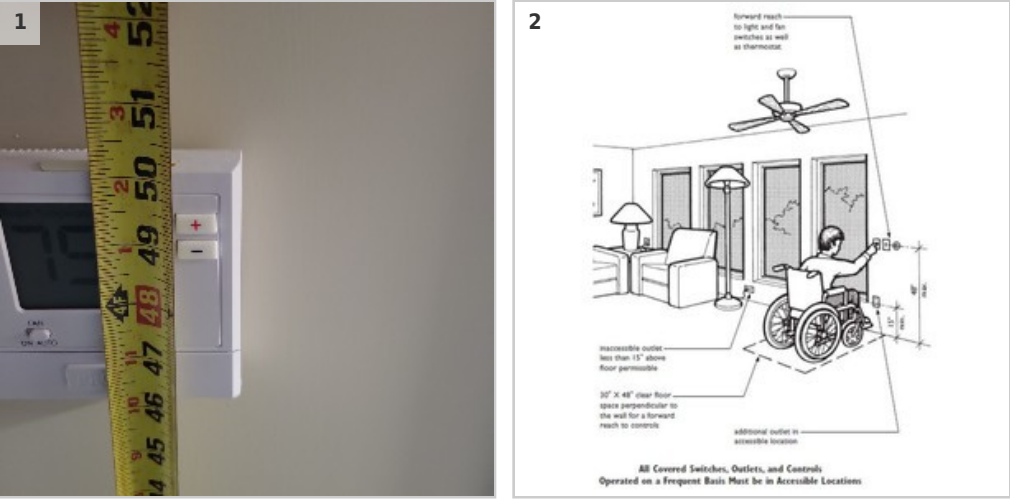
● **#107 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 211  
Created 12-11-2023



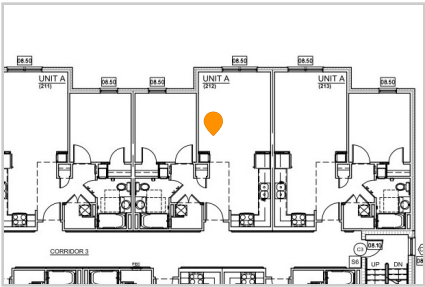
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 08:50 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:50 AM
Alva George	Photo 2	14 Dec 10:50 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:51 AM

Photos



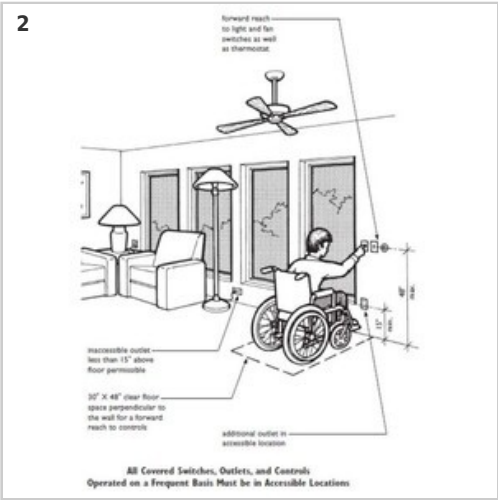
● **#110 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 212  
Created 12-11-2023



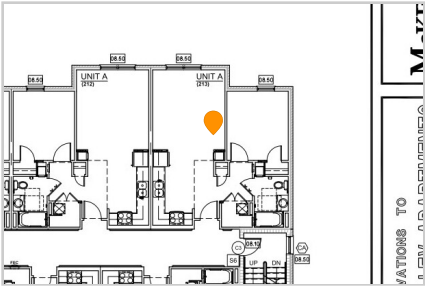
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 08:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:46 AM
Alva George	Photo 2	14 Dec 10:47 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:51 AM

**Photos**



● **#113 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 213  
Created 12-11-2023

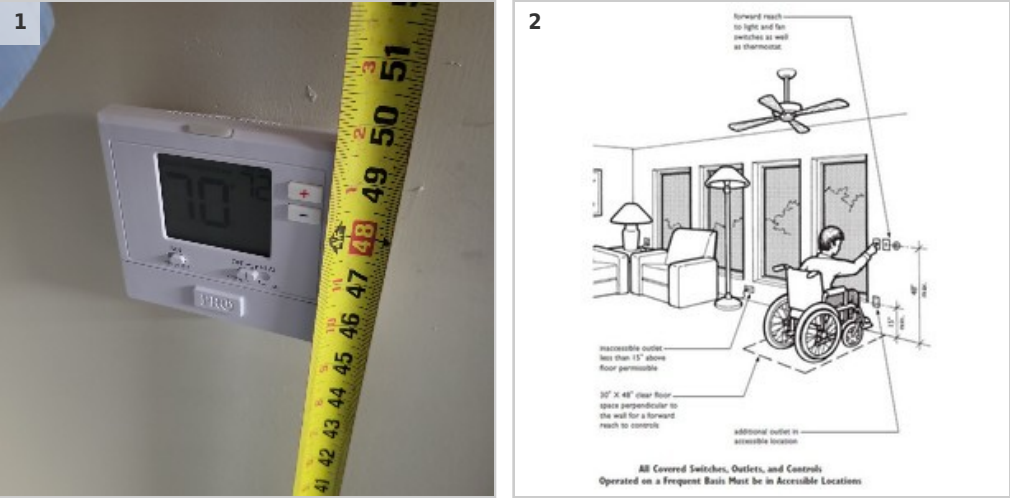


**Task messages (time in PDT)**

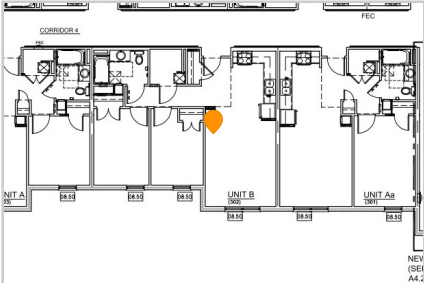
Scott Reynolds	Photo 1	11 Dec 08:58 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:46 AM
Alva George	Photo 2	14 Dec 10:47 AM



Photos



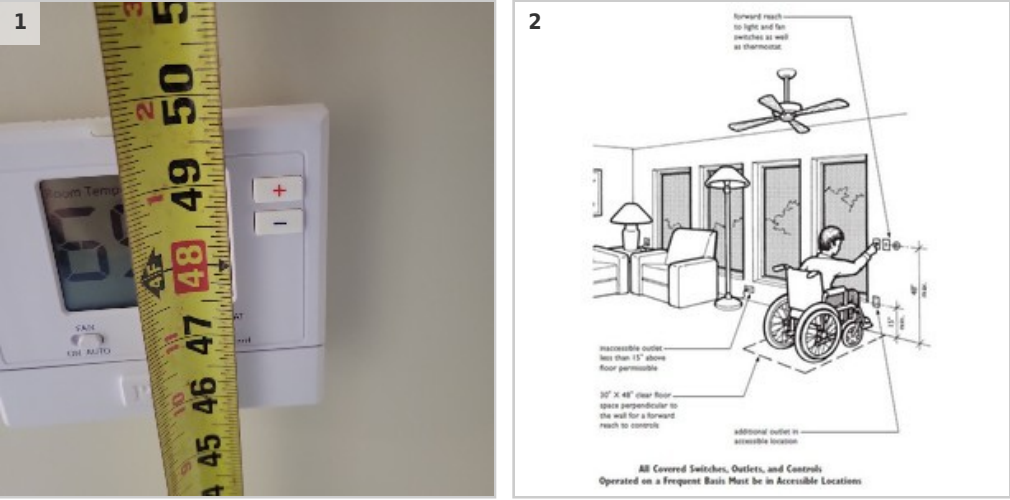
**#123 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 301  
Created 12-11-2023



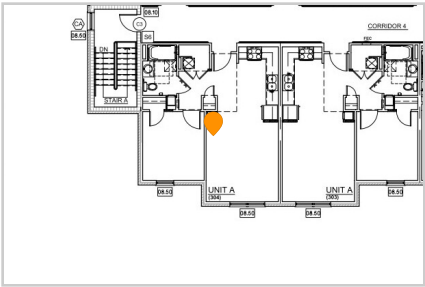
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:17 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:48 AM
Alva George	Photo 2	14 Dec 10:48 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:48 AM

Photos

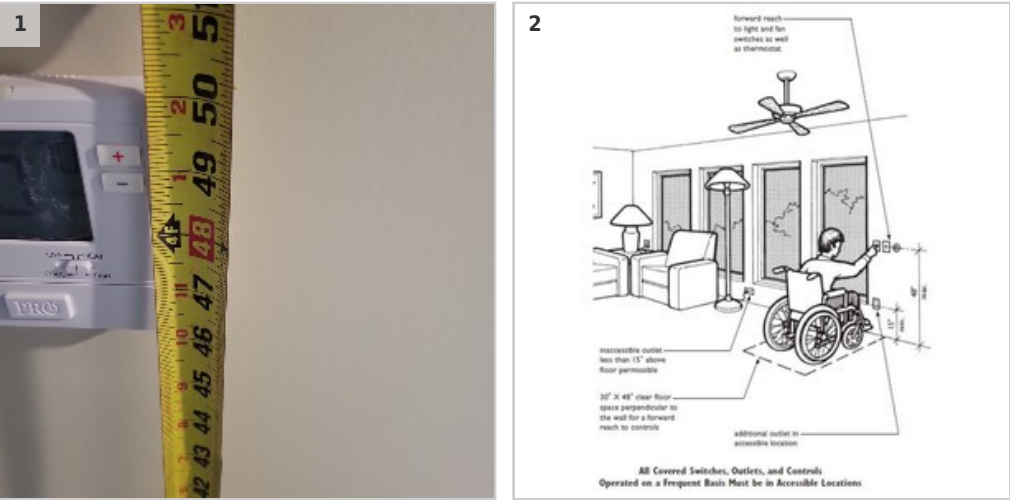


● **#130 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 304  
Created 12-11-2023

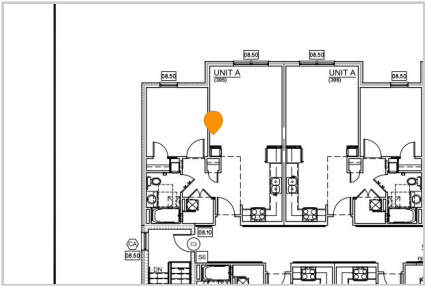


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 09:27 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 10:52 AM
Alva George	Photo 2	14 Dec 10:52 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 10:59 AM

Photos

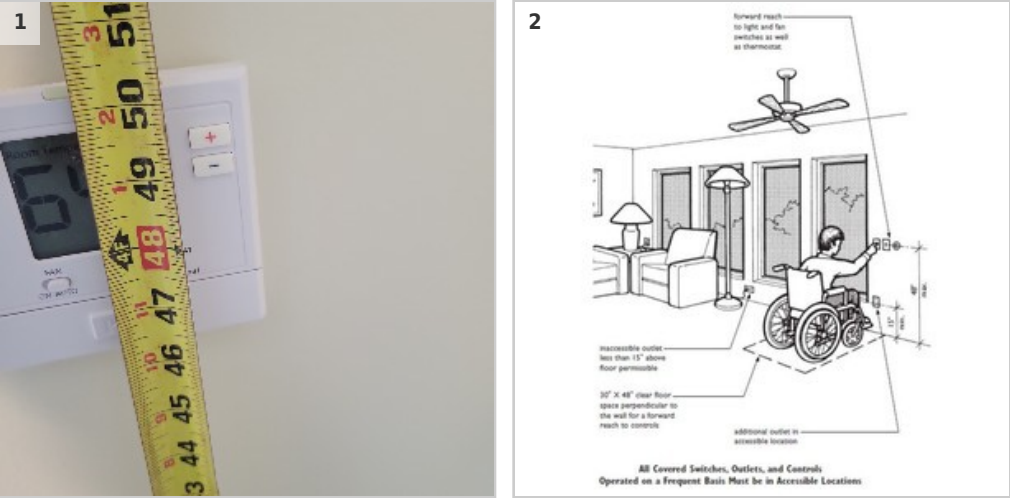


● **#134 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 305  
Created 12-11-2023

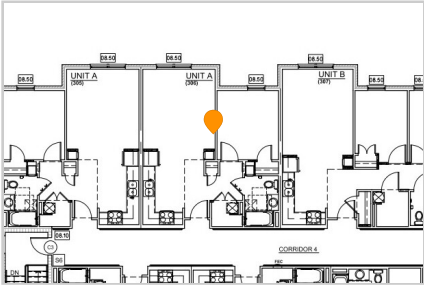


Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 09:32 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:00 AM
Alva George	Photo 2	14 Dec 11:00 AM

Photos



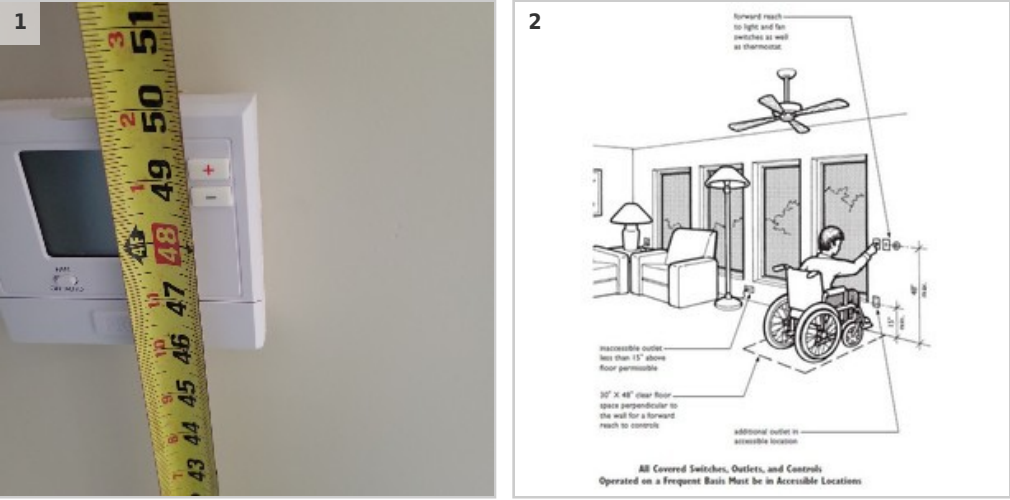
● **#138 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 306  
Created 12-11-2023



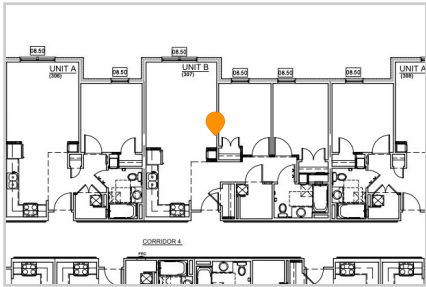
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:37 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:01 AM
Alva George	Photo 2	14 Dec 11:01 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:04 AM

Photos



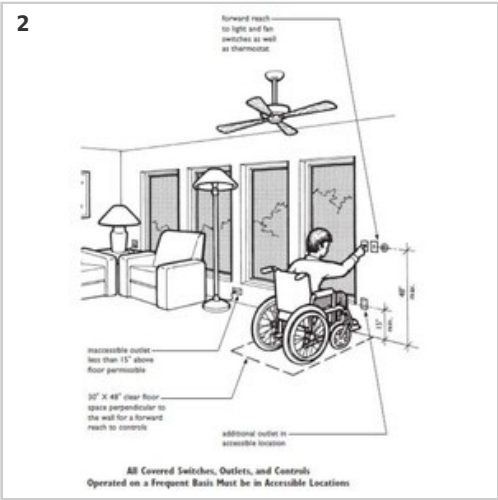
● **#141 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 307  
Created 12-11-2023



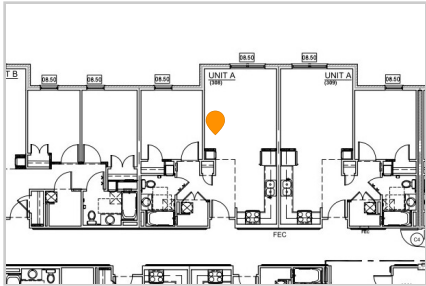
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:40 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:01 AM
Alva George	Photo 2	14 Dec 11:01 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:05 AM

**Photos**



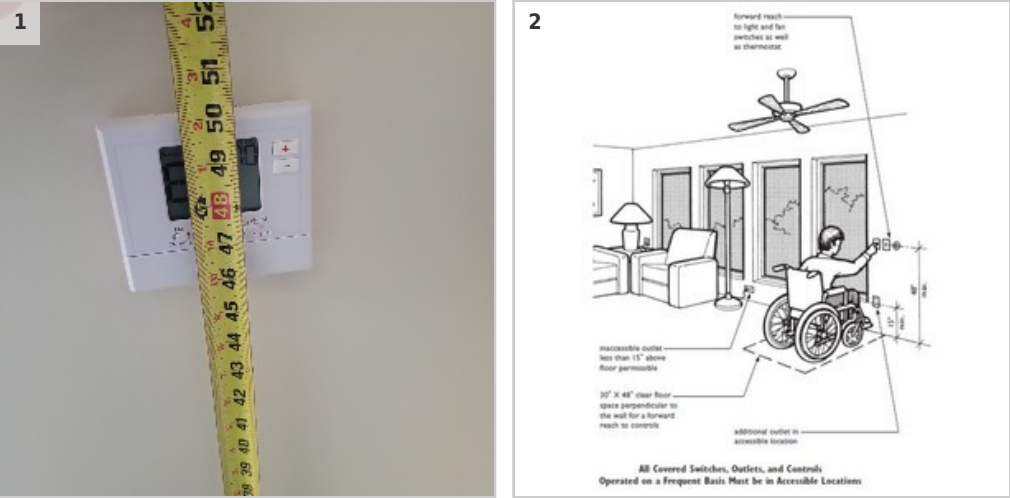
● **#144 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 308  
Created 12-11-2023



**Task messages (time in PDT)**

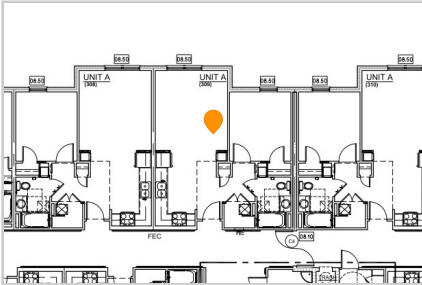
Scott Reynolds	Photo 1	11 Dec 09:43 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:02 AM
Alva George	Photo 2	14 Dec 11:05 AM

Photos



#147 - Thermostat above 48 inches

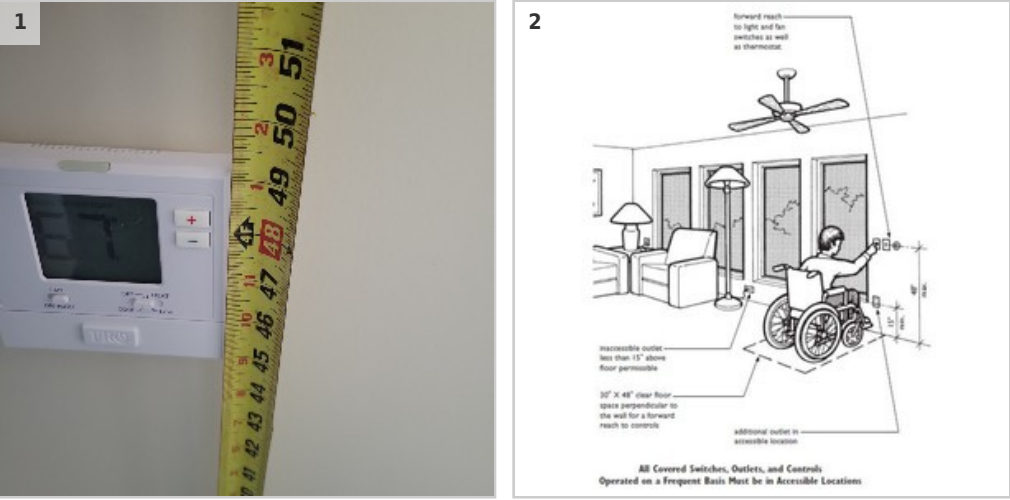
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 309  
Created 12-11-2023



Task messages (time in PDT)

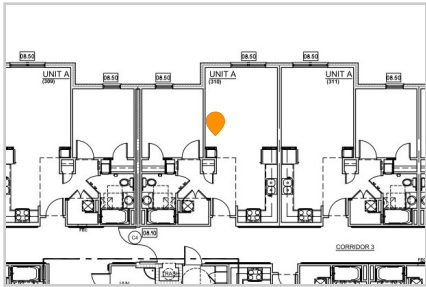
Scott Reynolds	Photo 1	11 Dec 09:46 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:02 AM
Alva George	Photo 2	14 Dec 11:02 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:03 AM

Photos





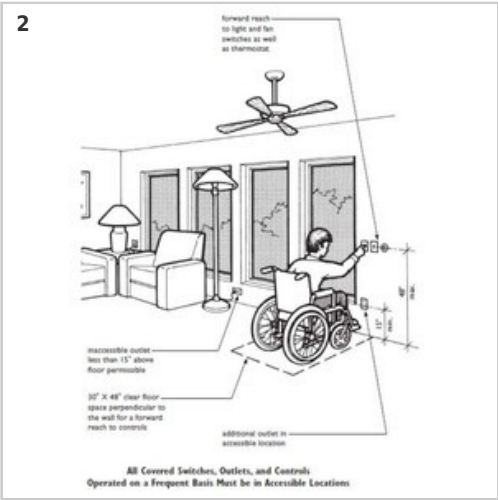
● **#150 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 310  
Created 12-11-2023



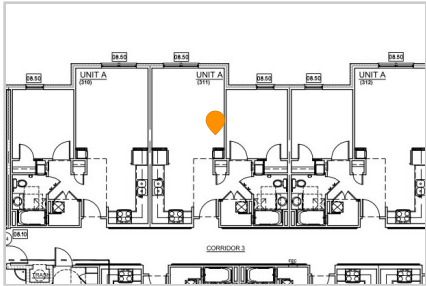
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:49 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:07 AM
Alva George	Photo 2	14 Dec 11:07 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:12 AM

**Photos**



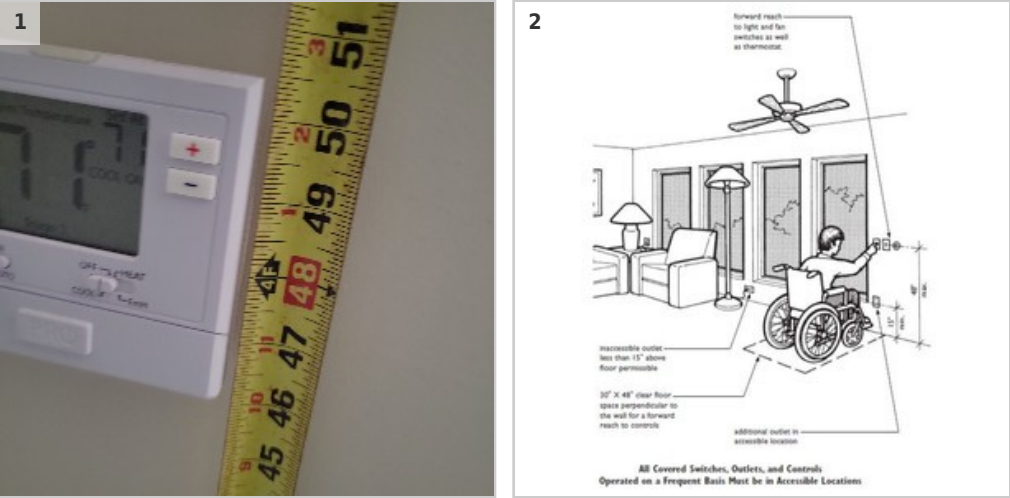
● **#154 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 311  
Created 12-11-2023



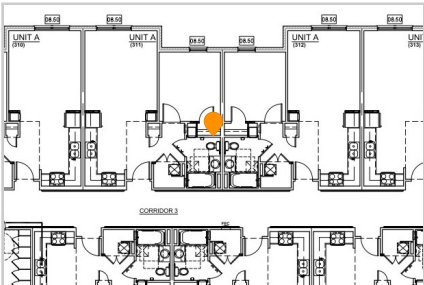
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:07 AM
Alva George	Photo 2	14 Dec 11:08 AM

Photos



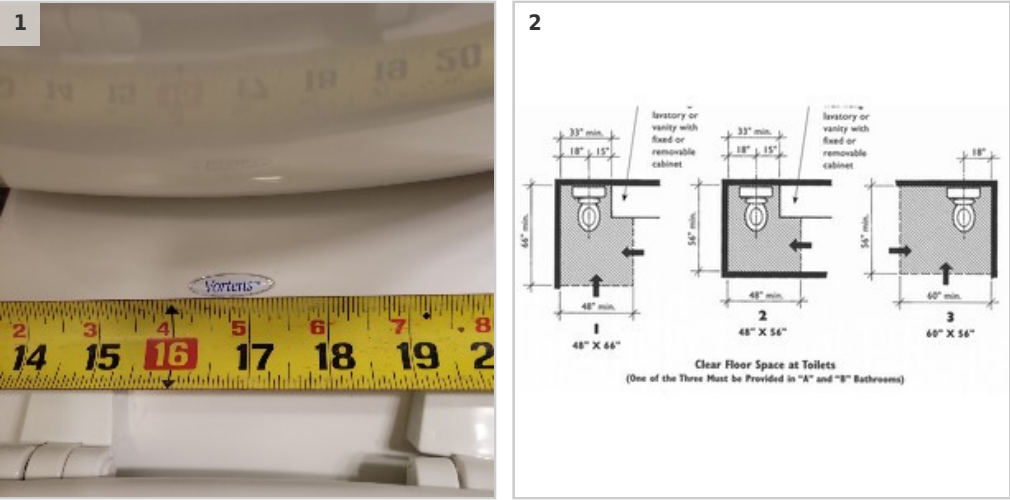
● **#155 - The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 311  
Created 12-11-2023



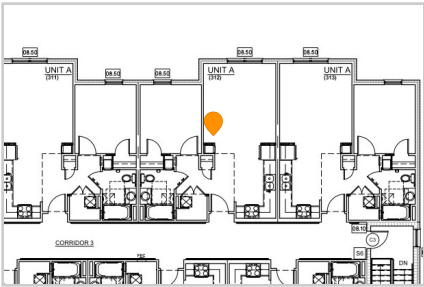
Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 09:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:21 AM

Photos



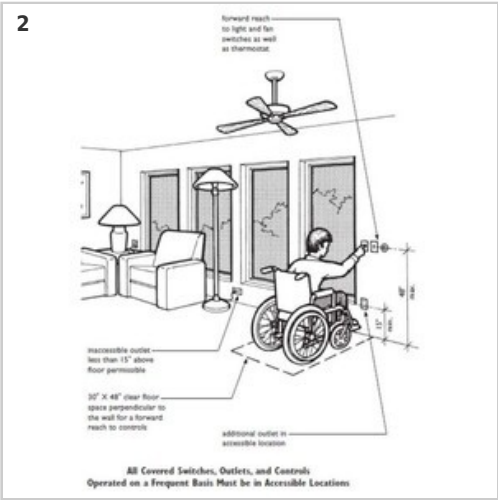
● **#158 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 312  
Created 12-11-2023



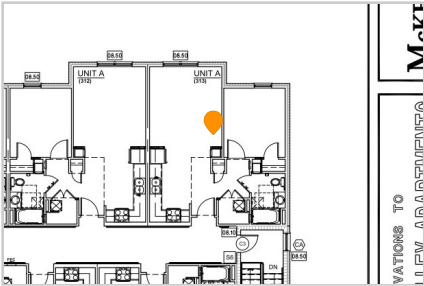
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 09:59 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:08 AM
Alva George	Photo 2	14 Dec 11:10 AM
Alva George	Locate controls at 48 inches or below.	14 Dec 11:10 AM

**Photos**



● **#161 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 313  
Created 12-11-2023

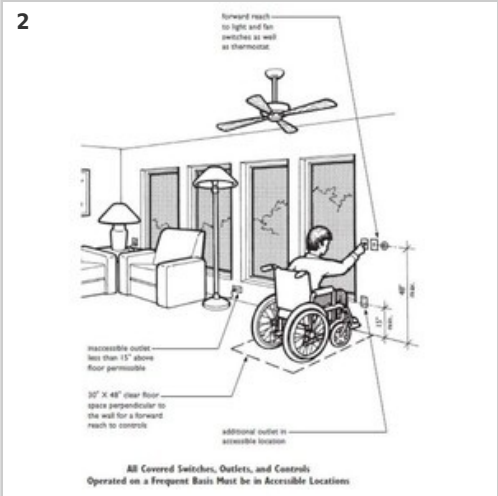


**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 10:02 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Dec 11:09 AM
Alva George	Photo 2	14 Dec 11:09 AM

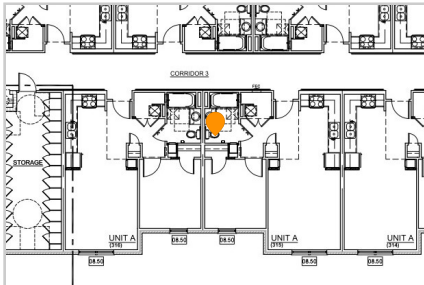


Photos



● #166 - The toilet is not 18 inches from the side wall.- Provide clear floor space at the water closet.

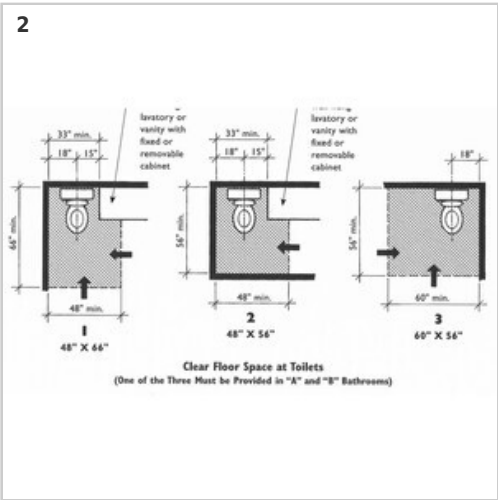
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 315  
Created 12-11-2023



Task messages (time in PDT)

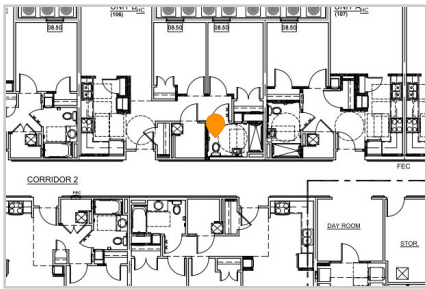
Scott Reynolds	Photo 1	11 Dec 10:08 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Dec 11:21 AM
Alva George	Photo 2	14 Dec 11:22 AM

Photos



#28 - Toilet not 18 inches

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023

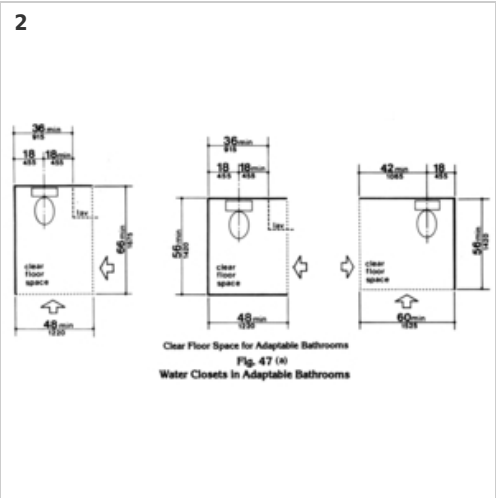


Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 06:54 AM
Alva George	Photo 2	12 Dec 01:31 PM
Alva George	UFAS 4.34.5.2 WATER CLOSETS.	12 Dec 01:31 PM

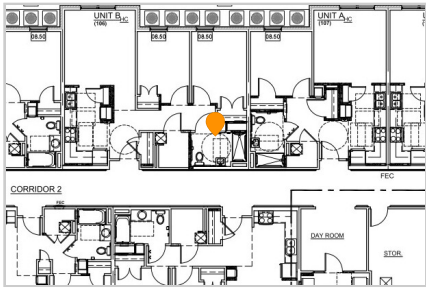
(1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.

Photos



#29 - No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 06:55 AM
Scott Reynolds	Photo 2	11 Dec 06:55 AM
Scott Reynolds	Photo 3	11 Dec 06:56 AM
Alva George	Grab bars are required in UFAS units to be installed at water closet and shower.	12 Dec 01:34 PM

## 1



2

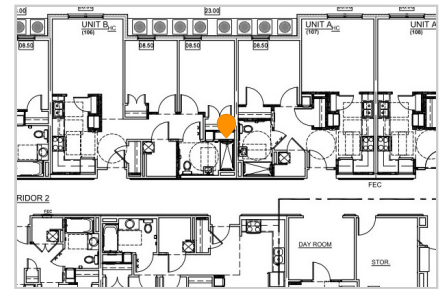


3



Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106

Created 12-11-2023



### Task messages (time in PDT)

Scott Reynolds

Photo 1

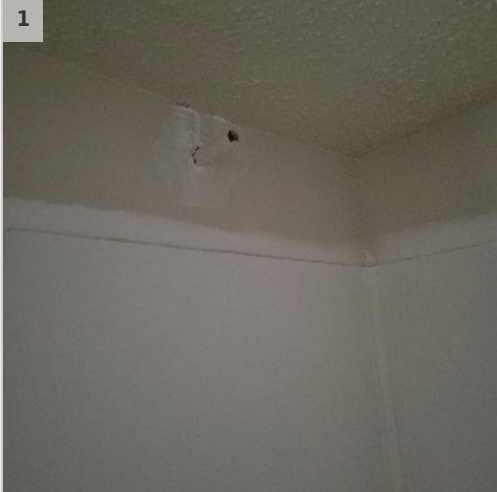
11 Dec 06:56 AM

Alva George

UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5)  
Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used  
as a fixed shower head at various heights or as a hand-held shower shall be provided.

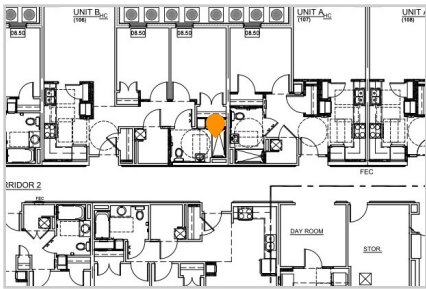
12 Dec 01:37 PM

## 1



● #31 - Shower not 30 by 60

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 06:57 AM
Scott Reynolds	Photo 2	11 Dec 06:57 AM
Scott Reynolds	Photo 3	11 Dec 06:58 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:	12 Dec 01:38 PM
	(1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	
Alva George	Photo 4	12 Dec 01:39 PM
Alva George	Photo 5	12 Dec 01:39 PM

Photos

1

2

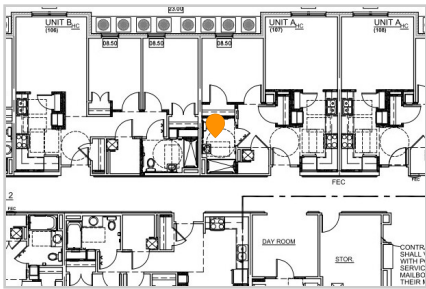
3

4

5

**#36 - No grab bars-At the time of the inspection the bathroom was incomplete. Recheck next visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



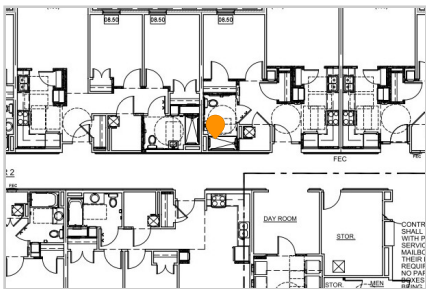
Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:05 AM
Scott Reynolds	Photo 2	11 Dec 07:05 AM
Scott Reynolds	Photo 3	11 Dec 07:05 AM
Alva George	Grab bars are required in UFAS units to be installed at water closet and shower.	13 Dec 06:46 AM

**Photos**



**#37 - Shower not 30 by 60 inches**

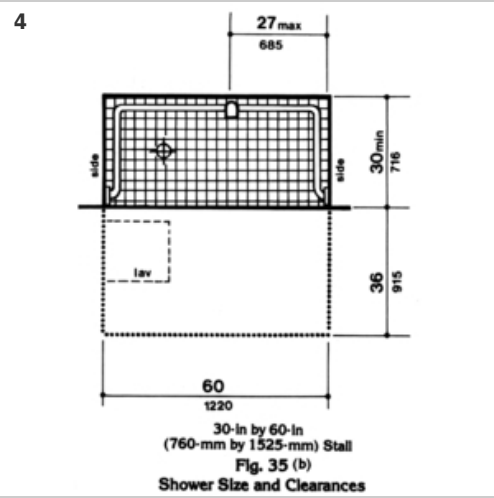
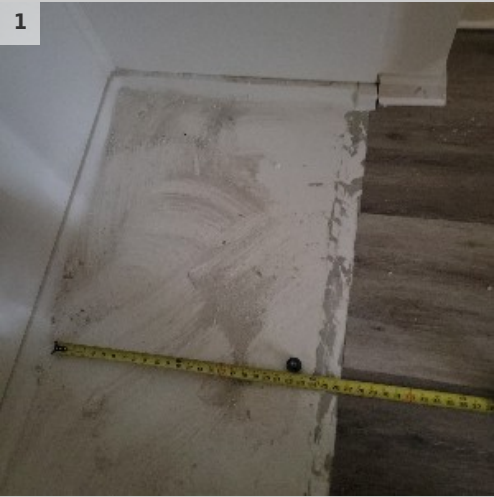
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



Task messages (time in PDT)		
Scott Reynolds	Photo 1	11 Dec 07:06 AM
Scott Reynolds	Photo 2	11 Dec 07:06 AM
Scott Reynolds	Photo 3	11 Dec 07:07 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:  (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	13 Dec 06:51 AM
Alva George	Photo 4	13 Dec 06:51 AM

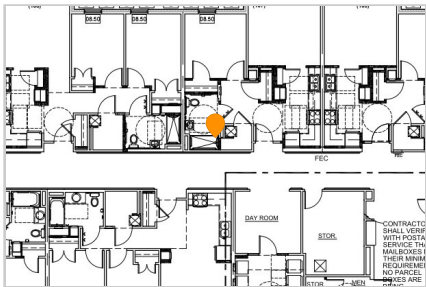


Photos



**#42 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.**

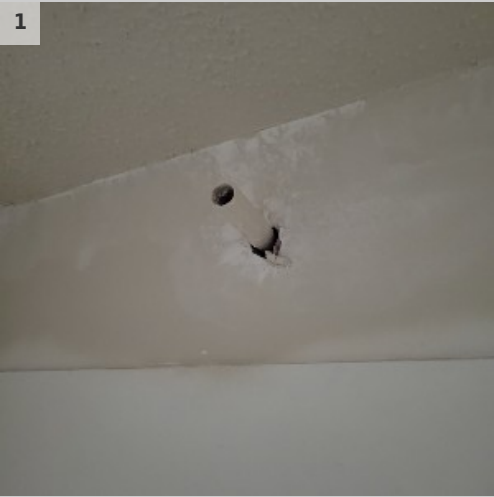
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 12-11-2023



**Task messages (time in PDT)**

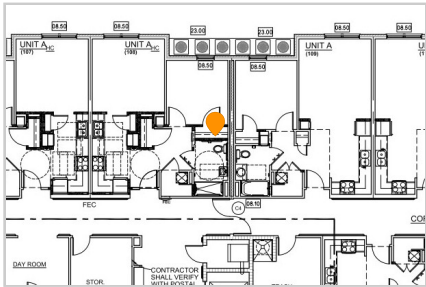
Scott Reynolds	Photo 1	11 Dec 07:16 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.	13 Dec 07:30 AM

Photos



#41 - Toilet not 18 inches

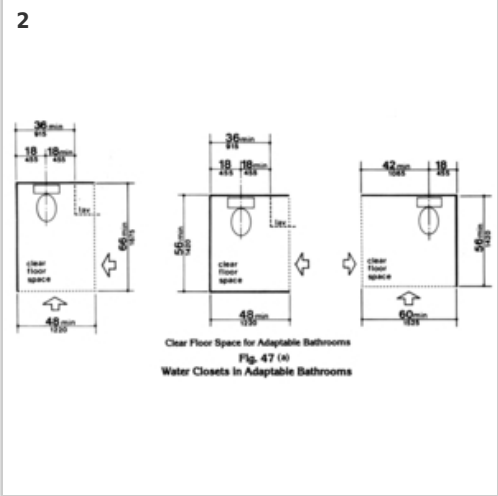
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023



Task messages (time in PDT)

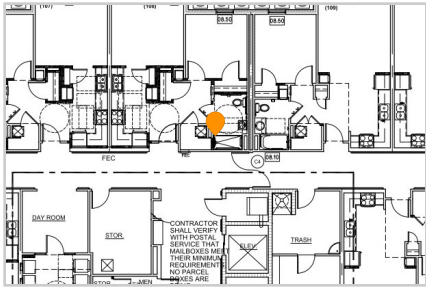
Scott Reynolds	Photo 1	11 Dec 07:15 AM
Alva George	UFAS 4.34.5.2 WATER CLOSETS.	13 Dec 07:15 AM
(1) Clear floor space at the water closet shall be as shown in Fig. 47(a). The water closet may be located with the clear area at either the right or left side of the toilet.		
Alva George	Photo 2	13 Dec 07:15 AM

Photos



● **#43 - Shower head not adjustable. At the time of the inspection the bathroom was incomplete. Recheck next visit.**

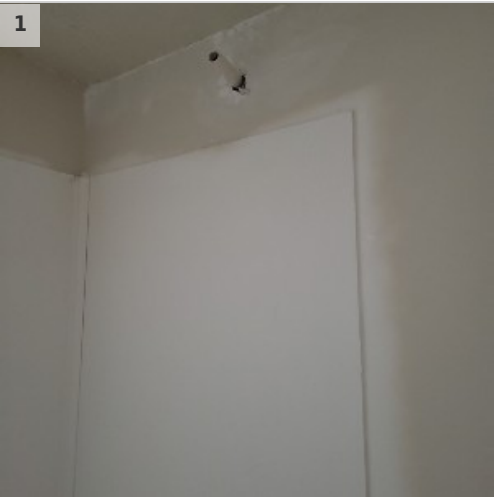
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023



**Task messages (time in PDT)**

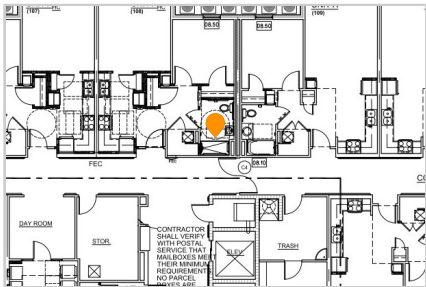
Scott Reynolds	Photo 1	11 Dec 07:17 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(5) Shower unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.	13 Dec 07:33 AM

**Photos**



● **#44 - Shower not 30 by 60 inches**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 12-11-2023

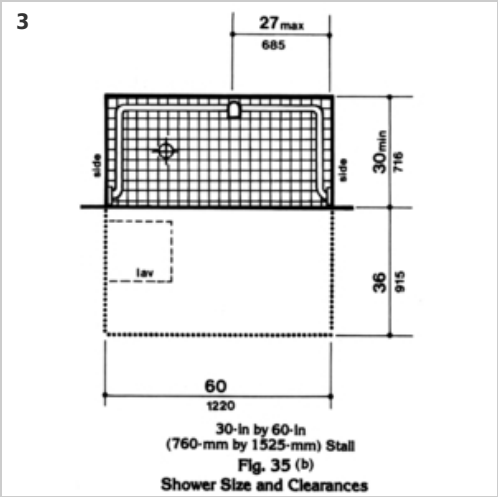


**Task messages (time in PDT)**

Scott Reynolds	Photo 1	11 Dec 07:18 AM
Scott Reynolds	Photo 2	11 Dec 07:18 AM
Alva George	4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:  (1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.	13 Dec 07:34 AM
Alva George	Photo 3	13 Dec 07:35 AM

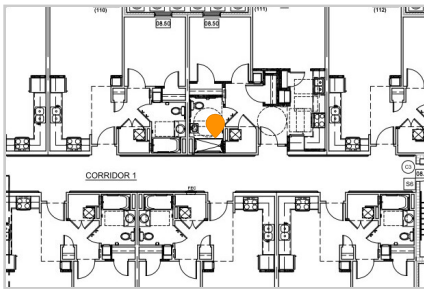


Photos



#61 - Shower not 30 by 60

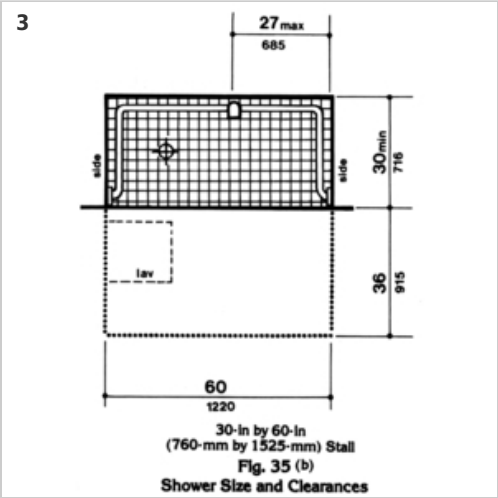
Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111  
Created 12-11-2023



Task messages (time in PDT)

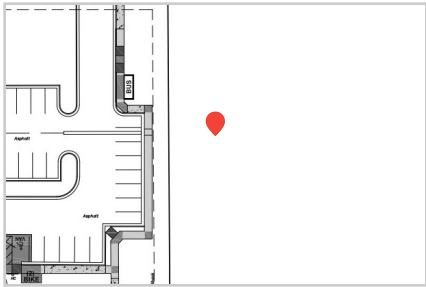
Scott Reynolds	Photo 1	11 Dec 07:46 AM
Scott Reynolds	Photo 2	11 Dec 07:46 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:	13 Dec 10:33 AM
(1) Size and clearances. Shower stall size and clear floor space shall comply with either Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). The shower stall in Fig. 35(b) will fit into the same space as a standard 60 in (1525 mm) long bathtub.		13 Dec 10:34 AM
Alva George	Photo 3	

Photos



● **#180 - Curb ramp in access aisle-This is a built-up curb ramp, protruding into the Access Aisle.**

Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible Parking  
Created 12-11-2023



**Task messages (time in PDT)**

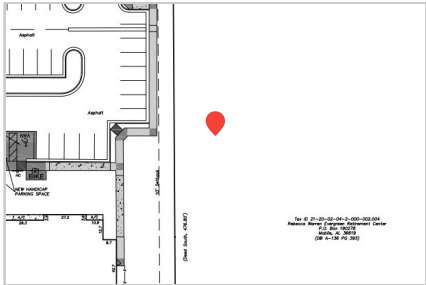
Scott Reynolds	Photo 1	11 Dec 10:50 AM
Scott Reynolds	Photo 2	11 Dec 10:50 AM
Scott Reynolds	Closest to front door	11 Dec 10:51 AM
Alva George	ADA 2010 406 Curb Ramps406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10	14 Dec 12:33 PM

**Photos**



● **#181 - Curb ramp in access aisle**

Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible Parking  
Created 12-11-2023



**Task messages (time in PDT)**

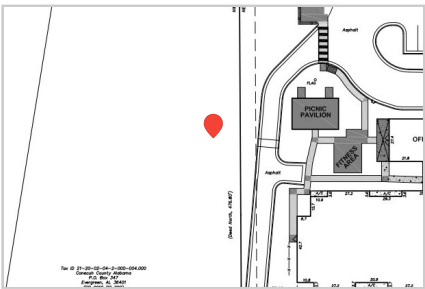
Scott Reynolds	Photo 1	11 Dec 10:52 AM
Scott Reynolds	Photo 2	11 Dec 10:52 AM
Scott Reynolds	Closer to left end of building	11 Dec 10:53 AM
Alva George	ADA 2010 406 Curb Ramps406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10	14 Dec 12:35 PM



Photos



**#187 - Slope is greater than 8%**  
Priority 1 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: 01. - Accessibility Plan | Location: accessible pathways  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds	Photo 1	11 Dec 11:08 AM
Scott Reynolds	Photo 2	11 Dec 11:08 AM
Scott Reynolds	Front left corner of building	11 Dec 11:08 AM
Alva George	ADA2010 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.	14 Dec 12:53 PM

Photos

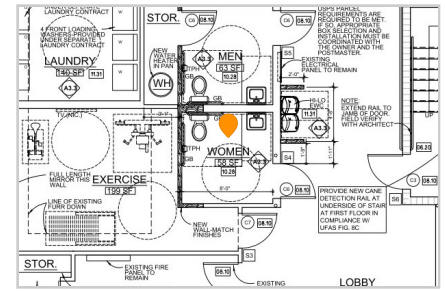


● **#172 - Restroom accessories. Construction is ongoing recheck next visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom

Created 12-11-2023



### Task messages (time in PDT)

Scott Reynolds Photo 1

11 Dec 10:28 AM

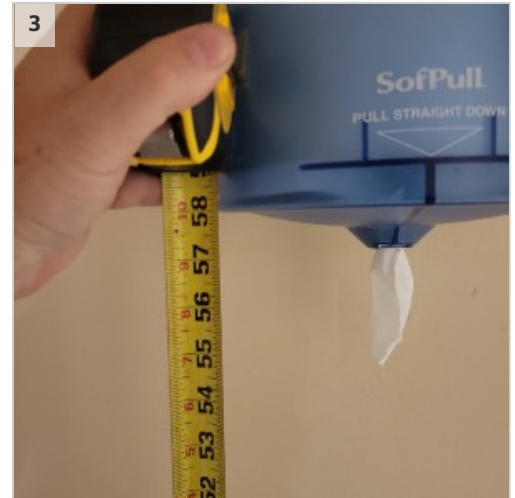
Scott Reynolds Photo 2

11 Dec 10:28 AM

Scott Reynolds Photo 3

11 Dec 10:28 AM

## Photos



● **#175 - Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.**

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit

Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom

Created 12-11-2023



### Task messages (time in PDT)

Scott Reynolds Photo 1

11 Dec 10:32 AM

Scott Reynolds Photo 2

11 Dec 10:32 AM

Scott Reynolds Photo 3

11 Dec 10:32 AM

Scott Reynolds Photo 4

11 Dec 10:32 AM

Scott Reynolds Photo 5

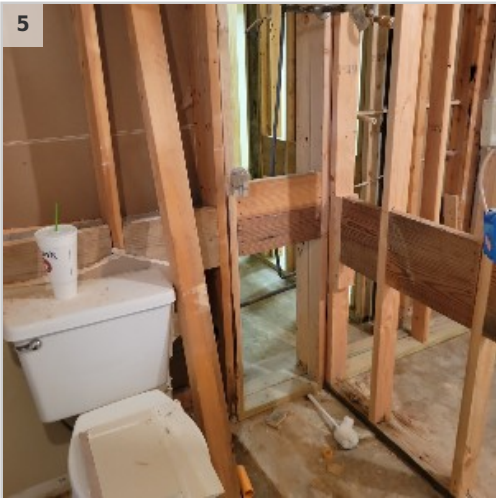
11 Dec 10:32 AM

Alva George	The water closet and dispensers are ALL undergoing change at time of visit.
-------------	---

14 Dec 12:12 PM

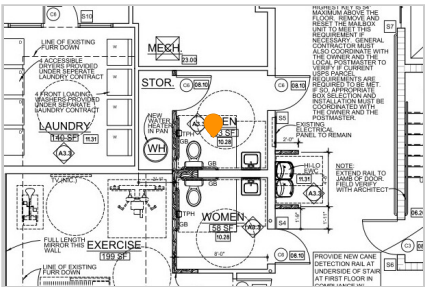


Photos



#176 - Restroom accessories. Construction is ongoing recheck next visit.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: men's restroom  
Created 12-11-2023



Task messages (time in PDT)

- Scott Reynolds Photo 1
- Scott Reynolds Photo 2

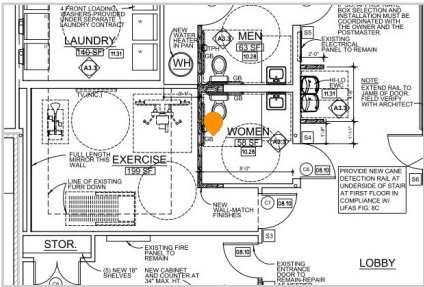
11 Dec 10:34 AM  
11 Dec 10:34 AM

Photos



● #177 - Blocking not between 32 and 38-Construction was ongoing at the time of the visit. Recheck next Visit.

Priority 2 | Scott Reynolds | 2023-12/11 1st Visit  
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES | Location: women's restroom  
Created 12-11-2023



Task messages (time in PDT)

Scott Reynolds                      Photo 1  
Scott Reynolds                      Photo 2

11 Dec 10:36 AM  
11 Dec 10:36 AM

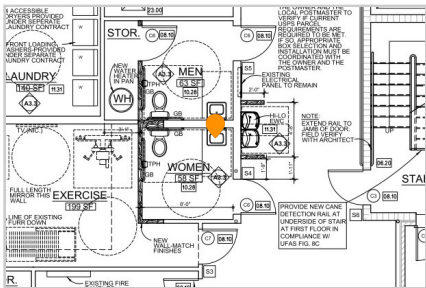
Photos



# 2024-3/13 Site Visit

## #188 - Women's restroom lavatory not centered on 30 inches

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A3.2 - COMMUNITY SPACE FLOOR PLAN AND SCHEDULES  
Created 03-13-2024



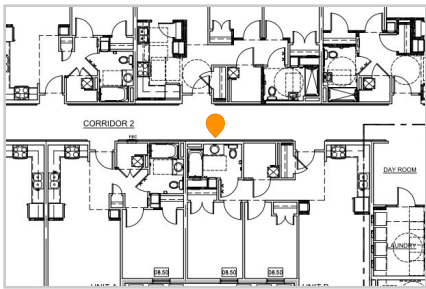
### Task messages (time in PDT)

Scott Reynolds	Photo 1	13 Mar 06:10 AM
Scott Reynolds	Photo 2	13 Mar 06:10 AM
Alva George	ANSI A117.1 [2003] 606 Lavatories and Sinks	14 Mar 08:56 AM
	<p>606.1. General. Accessible lavatories and sinks shall comply with Section 606.</p> <p>606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.</p> <p>ANSI A117.1 [2003] 305.3 Size. The clear floor space shall be 48 inches(1220 mm) minimum in length and 30 inches (760 mm) minimum in width.</p>	
Alva George	Relocate lavatory a minimum of 15 inches on center from side wall to provide clear floor space at the lavatory.	14 Mar 08:57 AM

### Photos



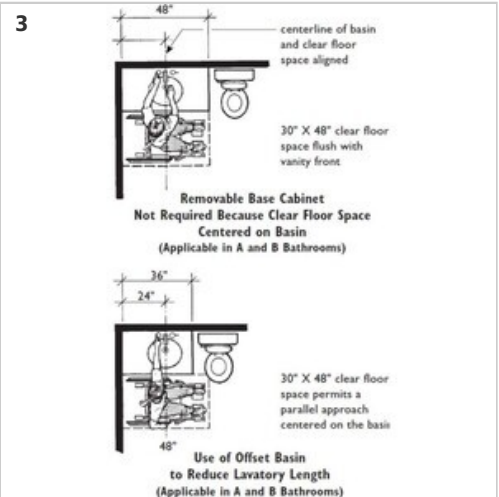
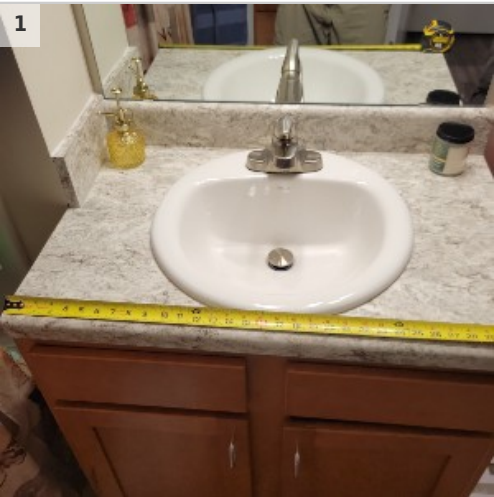
● **#189 - Lavatory center not at 24 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 101  
Created 03-13-2024



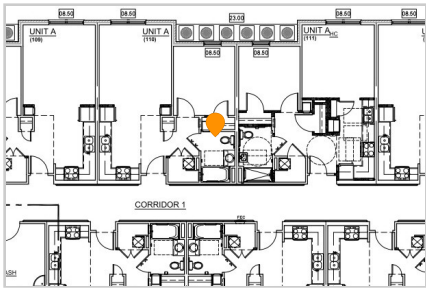
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 07:02 AM
Scott Reynolds	Photo 2	13 Mar 07:02 AM
Alva George	Photo 3	14 Mar 10:03 AM
Alva George	Fair Housing Act Design Manual-Requirement 7 - Usable Kitchens and Bathrooms	14 Mar 10:49 AM
Alva George	Relocate lavatory	14 Mar 10:50 AM

**Photos**



● **#198 - Toilet not 18 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: 110  
Created 03-13-2024

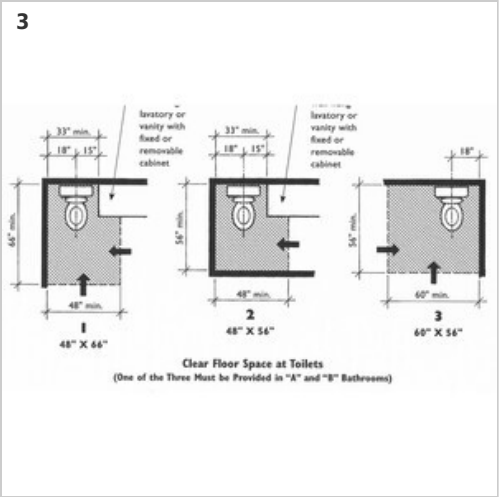


**Task messages (time in PDT)**

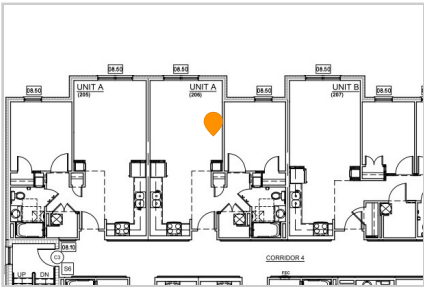
Scott Reynolds	Photo 1	13 Mar 07:53 AM
Scott Reynolds	Photo 2	13 Mar 07:54 AM
Alva George	Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms	14 Mar 12:41 PM
Alva George	Photo 3	14 Mar 12:41 PM



Photos



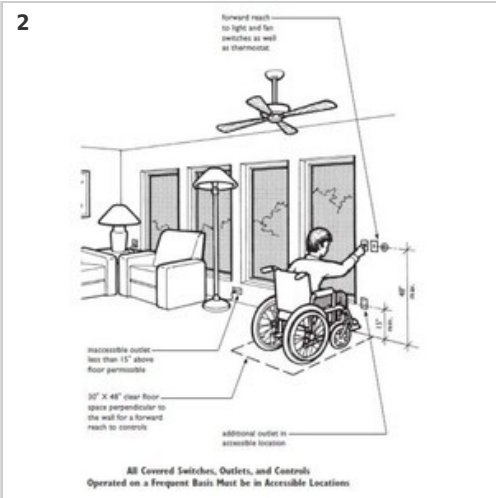
● **#201 - Thermostat above 48**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 206  
Created 03-13-2024



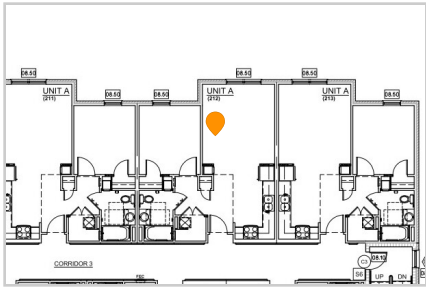
Task messages (time in PDT)

Scott Reynolds	Photo 1	13 Mar 08:31 AM
Alva George	Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.	14 Mar 12:53 PM
Alva George	Photo 2	14 Mar 12:54 PM

Photos



● **#202 - Thermostat above 48 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.2 - SECOND FLOOR BUILDING PLAN | Location: 212  
Created 03-13-2024



**Task messages (time in PDT)**

- Scott Reynolds

Photo 1

13 Mar 08:43 AM
- Alva George

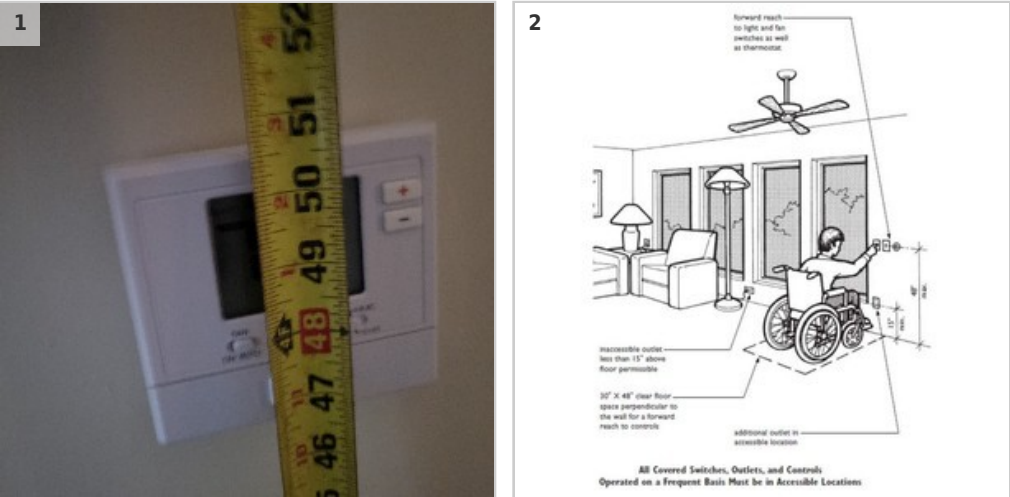
Fair Housing Act Design Manual - Requirement 5 -Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations  
ANSI A117.1[2003]1004.9 Operable Parts. Lighting controls electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

14 Mar 12:54 PM
- Alva George

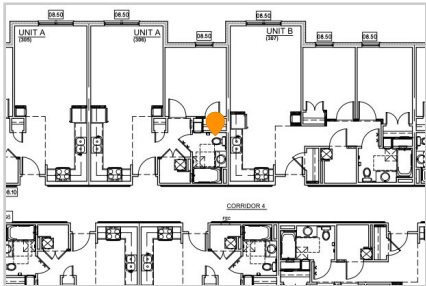
Photo 2

14 Mar 12:55 PM

**Photos**



● **#203 - Toilet not at 18 inches**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.3 - THIRD FLOOR BUILDING PLAN | Location: 306  
Created 03-13-2024



**Task messages (time in PDT)**

- Scott Reynolds

Photo 1

13 Mar 09:03 AM
- Scott Reynolds

Photo 2

13 Mar 09:03 AM
- Alva George

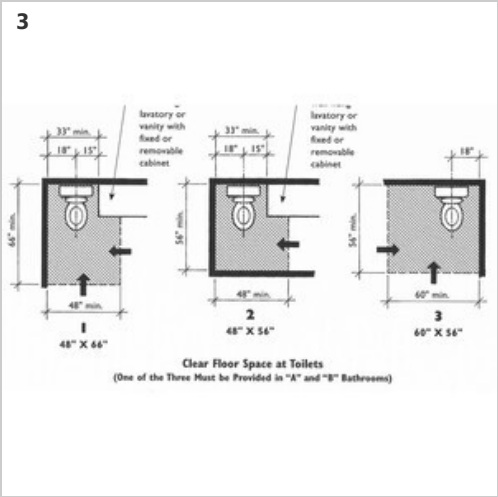
Photo 3

14 Mar 12:58 PM
- Alva George

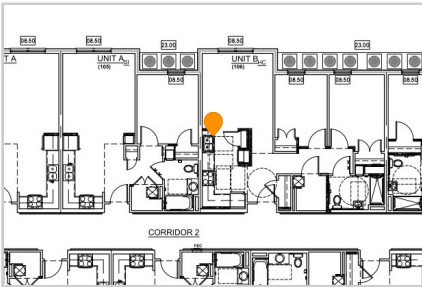
Fair Housing Act Design Manual - Requirement 7 Usable Kitchens and Bathrooms Part A:Usable Kitchens Part B: Usable Bathrooms

14 Mar 12:58 PM

Photos



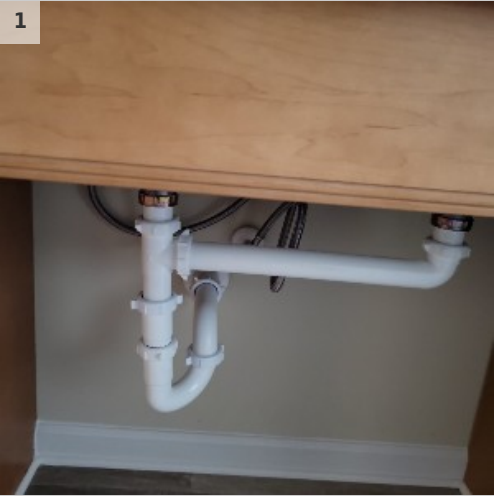
● **#195 - Pipes not covered**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 106  
Created 03-13-2024



Task messages (time in PDT)

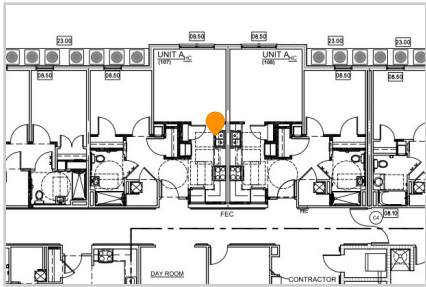
Scott Reynolds	Photo 1	13 Mar 07:41 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:36 PM

Photos



**#194 - Pipes not covered**

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 107  
Created 03-13-2024



**Task messages (time in PDT)**

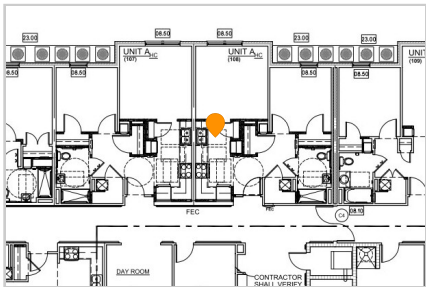
Scott Reynolds	Photo 1	13 Mar 07:40 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:30 PM

**Photos**



**#196 - Pipes not covered**

Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 108  
Created 03-13-2024



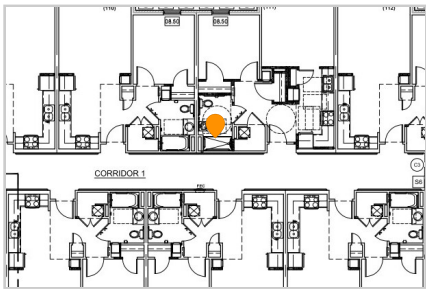
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 07:43 AM
Alva George	UFAS 4.34.6.5* SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):(8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.	14 Mar 12:37 PM

Photos



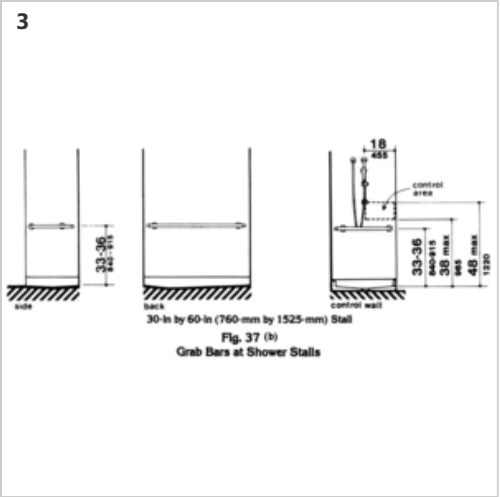
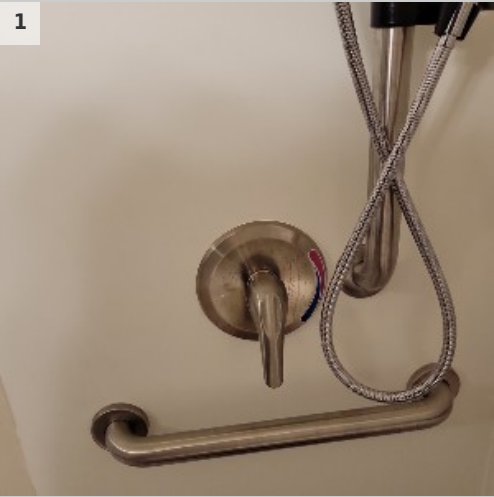
● **#200 - Shower control not off set.**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: A2.1 - FIRST FLOOR BUILDING PLAN | Location: accessible 111  
Created 03-13-2024



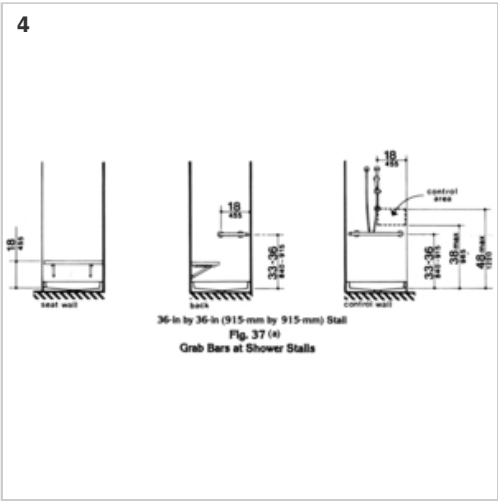
Task messages (time in PDT)

Scott Reynolds	Photo 1	13 Mar 07:58 AM
Scott Reynolds	Photo 2	13 Mar 07:59 AM
Alva George	UFAS 4.34.5.5 SHOWERS. If a shower is provided, it shall have the following features:(4) Controls. Faucets and other controls shall be located as shown in Fig. 37 and shall comply with 4.27.4. In the shower stall in Fig. 35(a), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat.	14 Mar 12:49 PM
Alva George	Photo 3	14 Mar 12:50 PM
Alva George	Photo 4	14 Mar 12:51 PM

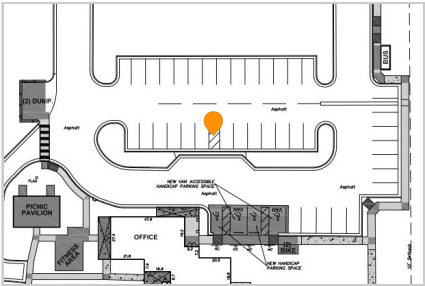
Photos







**#205 - Needs 5th accessible parking space**  
Priority 2 | Scott Reynolds | 2024-3/13 Site Visit  
Plan: 01. - Accessibility Plan | Location: second row parking lot  
Created 03-13-2024



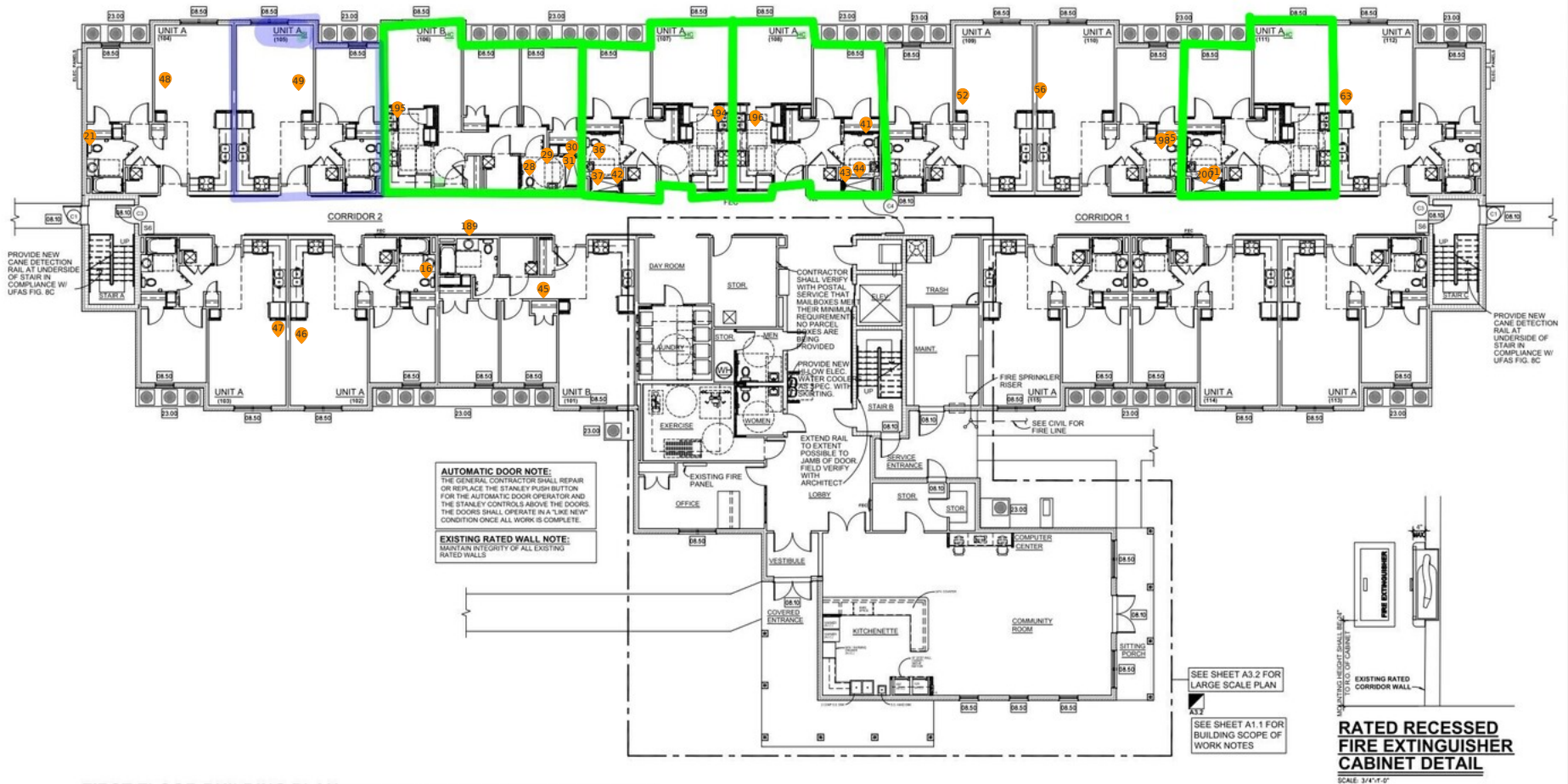
**Task messages (time in PDT)**

Scott Reynolds	Photo 1	13 Mar 09:28 AM
Alva George	Note the accessible route will take a parking space and the access aisle. Plans show [2] Van Accessible Parking Spaces and two Standard Accessible Parking Spaces.	14 Mar 01:13 PM

**Photos**







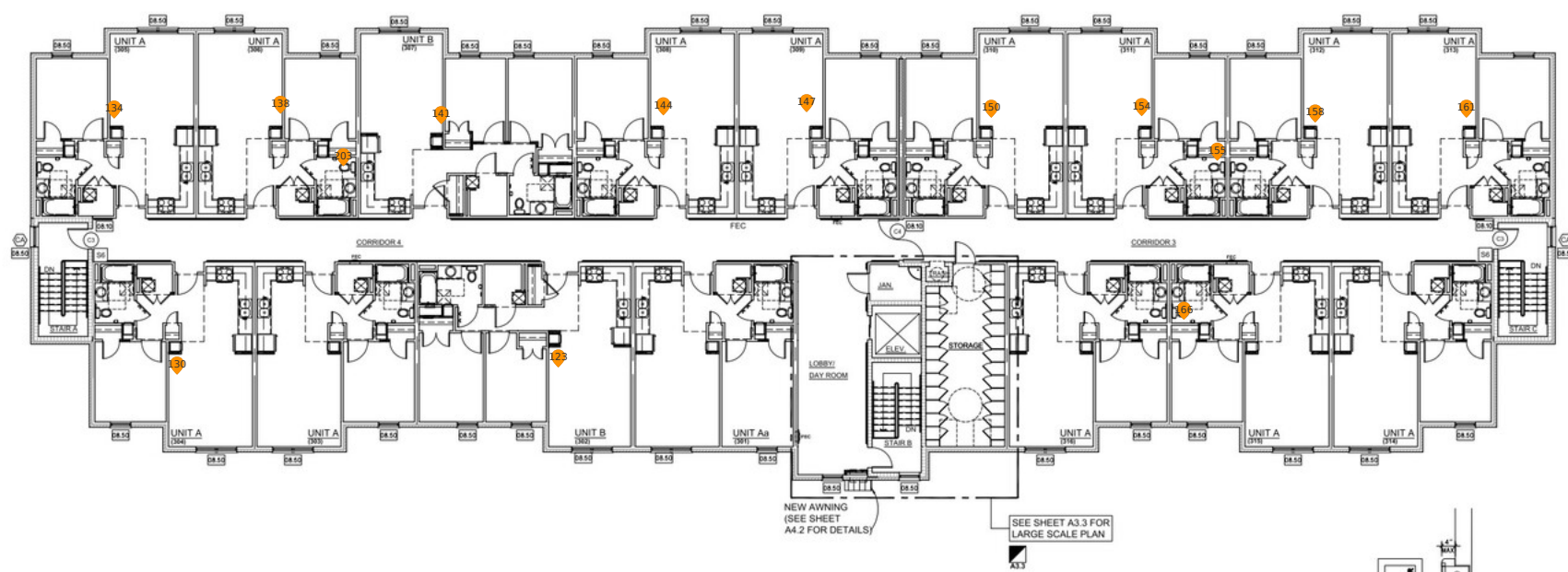
**FIRST FLOOR BUILDING PLAN**

SCALE: 3/8"=1'-0"

"Not for Regulatory Approval, Permitting or Construction"



**"Not for Regulatory Approval, Permitting or Construction"**



"Not for Regulatory Approval, Permitting or Construction"



# Sample Report (New Construction)

## Site Construction Review

Created: 04-04-2024  
Creator: Thomas White (@TWH)  
Status: Priority 1, Priority 2  
Dates: 03-28-2024 - 04-04-2024

### Recipients

thomas@eandateam.com

### Description

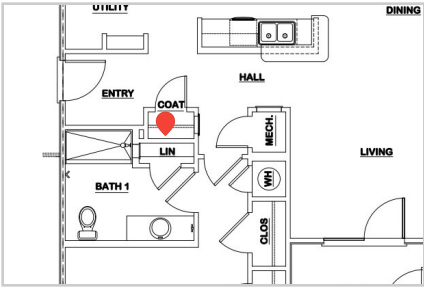
The site is mostly unpaved. A few sections of walkways are in place, but supplies and heavy equipment still need access to the buildings. A slope evaluation will be conducted at a later visit.

All ground-floor two & three-bedroom units; Bath #2: measurements for the toilet centerline to the edge of the bathtub cannot be taken at this visit since the bathtubs are not installed at this stage; they will be measured at the next visit.



● **#21 - [Coat & Lin] Closets framed incorrectly as one closet, if stays as is the door from bath #1 will have to yield 32-inches clear (34-inch door min).**

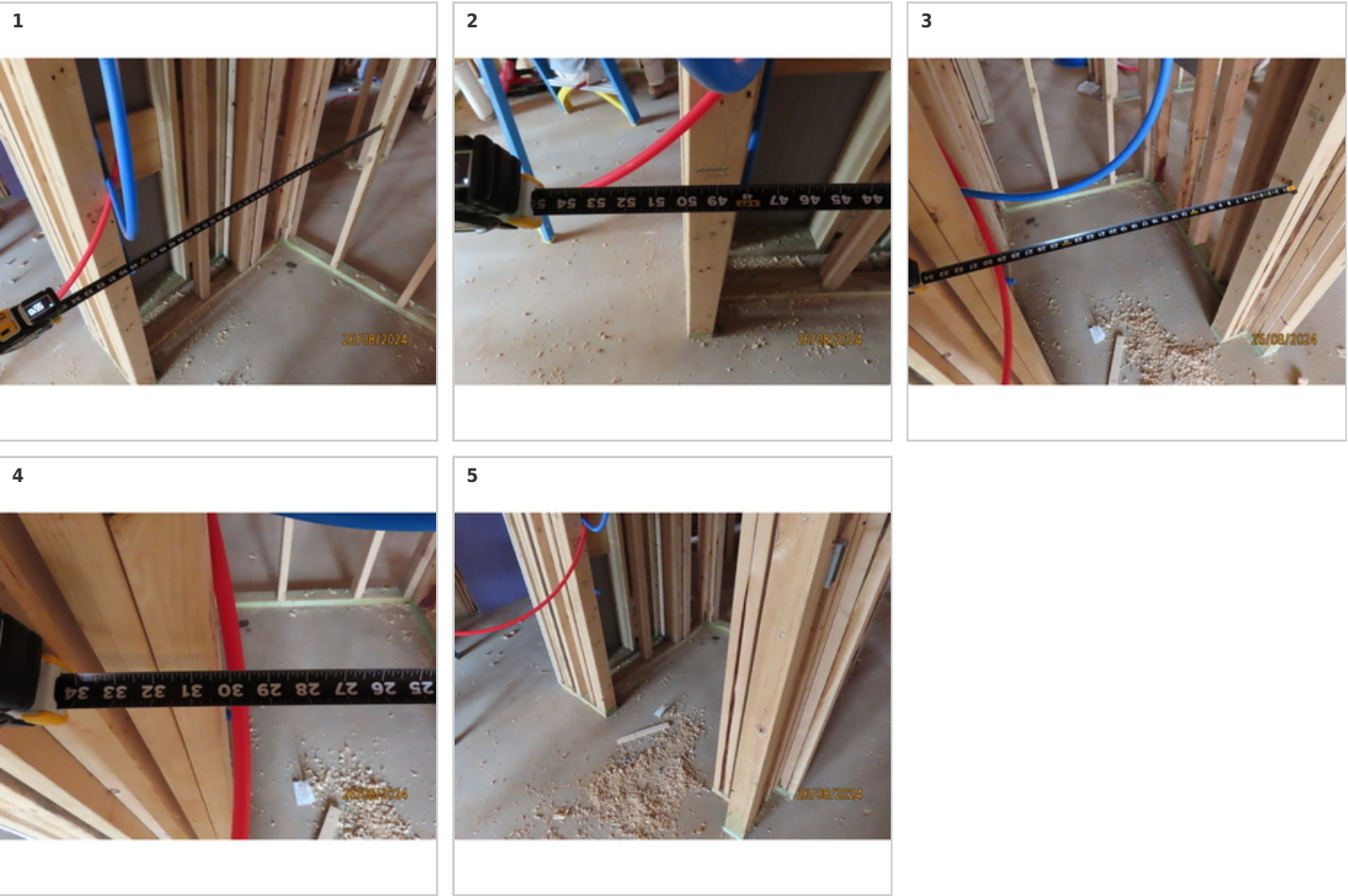
Priority 1 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2102-3br > Bath #1



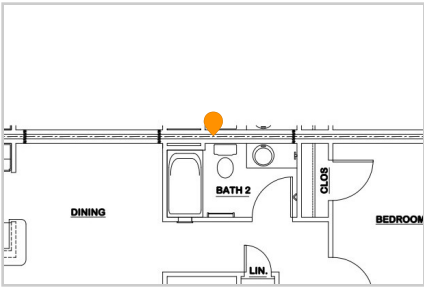
**Task messages (time in PDT)**

Thomas White	Photo 1	04 Apr 01:21 PM
Thomas White	Photo 2	04 Apr 01:21 PM
Thomas White	Photo 3	04 Apr 01:22 PM
Thomas White	Photo 4	04 Apr 01:22 PM
Thomas White	Photo 5	04 Apr 01:22 PM

**Photos**



● **#10 - Blocking behind the toilet wasn't complete at this visit,**  
Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: Accessible (HOME) > 1102(3br) > Bath #2



**Task messages (time in PDT)**  
Thomas White                      Photo 1

04 Apr 12:57 PM

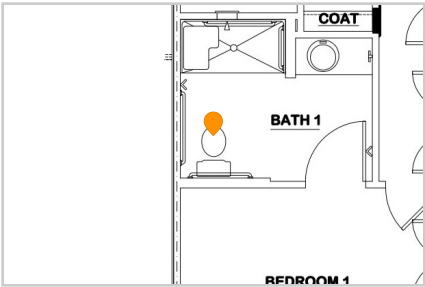
**Photos**





● **#45 - The toilet centerline may not end up within 16-18 inches off the finished side wall per ADA 2010 (HOME).**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 1Br (Unit A) - FH/SI/Accessible | Location: Accessible (HOME) > 5110(1br)



**Task messages (time in PDT)**

Thomas White                      Photo 1

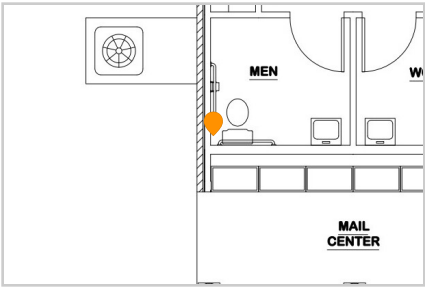
04 Apr 02:00 PM

**Photos**



● **#1 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: Clubhouse | Location: Clubhouse > Men's Restroom



**Task messages (time in PDT)**

- |              |         |
|--------------|---------|
| Thomas White | Photo 1 |
| Thomas White | Photo 2 |

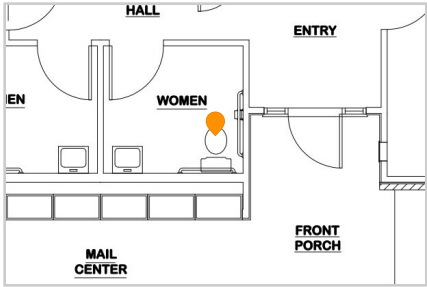
04 Apr 12:25 PM  
04 Apr 12:26 PM

**Photos**



● **#4 - The centerline of this toilet could end up more than 18-inches off the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: Clubhouse | Location: Clubhouse > Women's Restroom

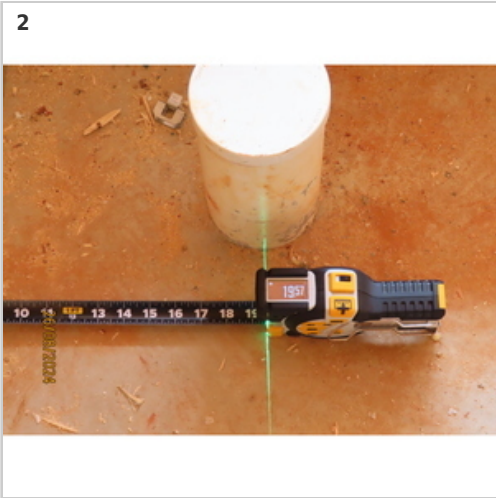


**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

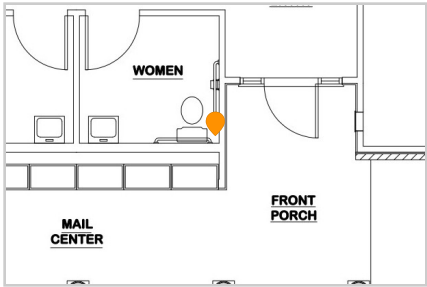
04 Apr 12:28 PM  
04 Apr 12:28 PM

**Photos**



● **#3 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: Clubhouse | Location: Clubhouse > Women's Restroom



**Task messages (time in PDT)**

Thomas White                      Photo 1

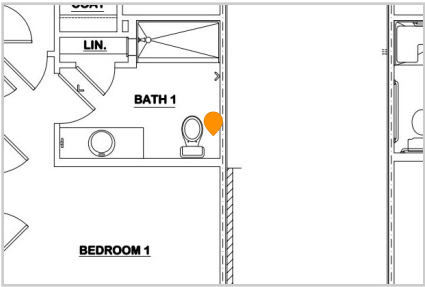
04 Apr 12:26 PM

**Photos**



● **#20 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1101-2br > Bath #1

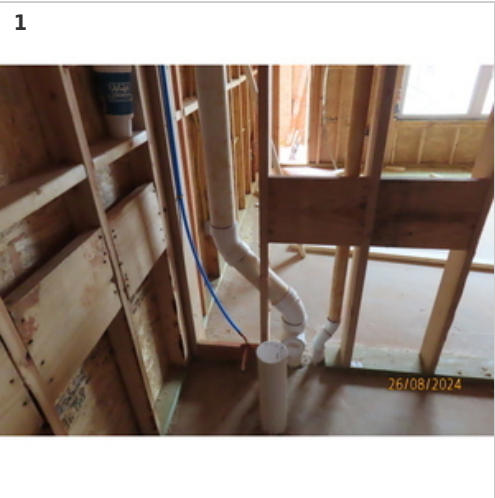


**Task messages (time in PDT)**

Thomas White                      Photo 1

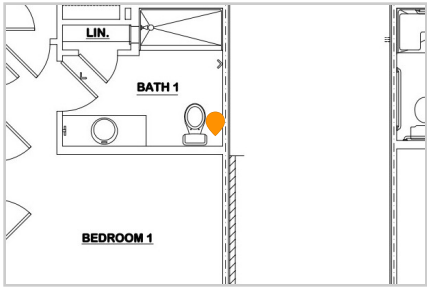
04 Apr 01:19 PM

**Photos**



● **#14 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1103-2br > Bath #1



**Task messages (time in PDT)**

Thomas White                      Photo 1

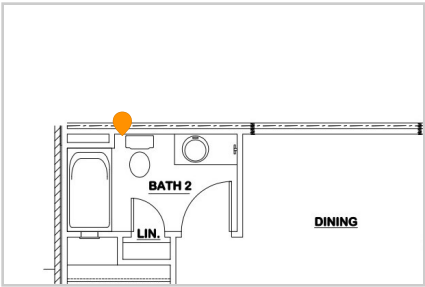
04 Apr 01:14 PM

**Photos**



● **#17 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 1103-2br > Bath #2



**Task messages (time in PDT)**

Thomas White                      Photo 1

04 Apr 01:17 PM

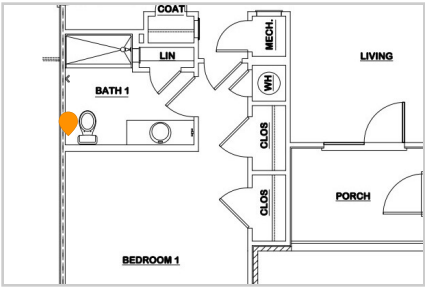
**Photos**





● **#12 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: FHA > 1104-3br > Bath #1



**Task messages (time in PDT)**

Thomas White                      Photo 1  
Thomas White                      Photo 2

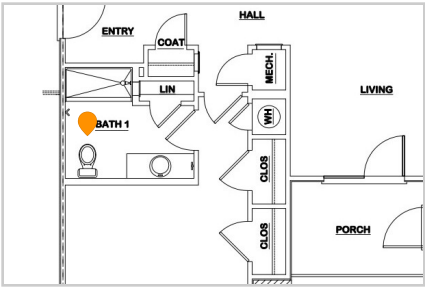
04 Apr 01:11 PM  
04 Apr 01:12 PM

**Photos**



● **#26 - The toilet centerline could end up less than 18-inches of the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2103-3br > Bath #1



**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

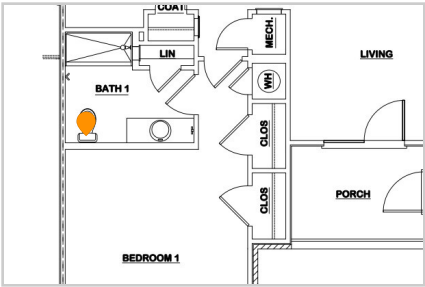
04 Apr 01:27 PM  
04 Apr 01:27 PM

**Photos**



● **#24 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2104-3br > Bath #1



**Task messages (time in PDT)**

Thomas White                      Photo 1

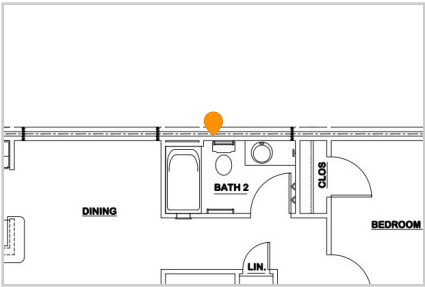
04 Apr 01:25 PM

**Photos**



● **#23 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 3br (unit C) - FH/Accessible | Location: FHA > 2104-3br > Bath #2



**Task messages (time in PDT)**

Thomas White                      Photo 1

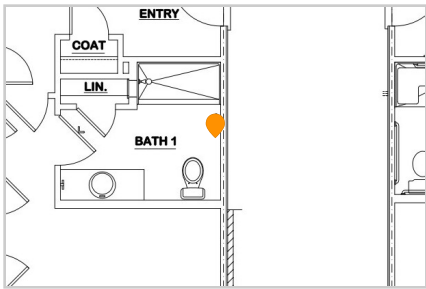
04 Apr 01:24 PM

**Photos**



● **#37 - Side wall blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.**

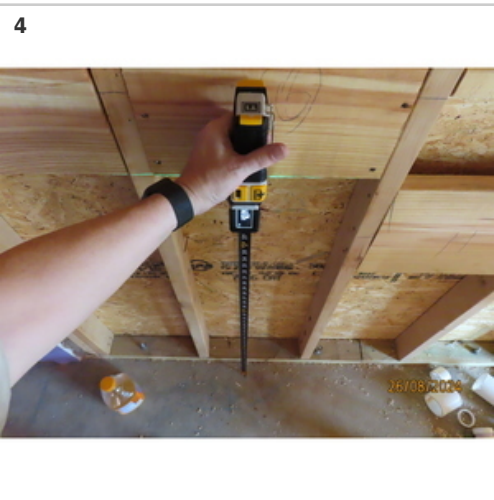
Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3101-2br > Bath #1



**Task messages (time in PDT)**

Thomas White	Photo 1	04 Apr 01:39 PM
Thomas White	Photo 2	04 Apr 01:39 PM
Thomas White	Photo 3	04 Apr 01:39 PM
Thomas White	Photo 4	04 Apr 01:39 PM
Thomas White	Photo 5	04 Apr 01:39 PM

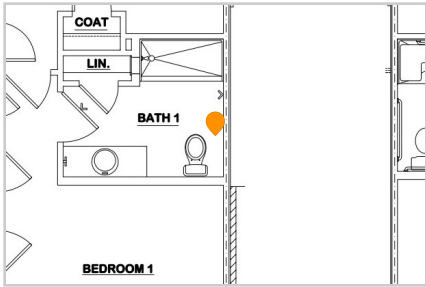
**Photos**





● **#30 - All blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3102-2br > Bath #1



**Task messages (time in PDT)**

Thomas White	Photo 1	04 Apr 01:33 PM
Thomas White	Photo 2	04 Apr 01:33 PM
Thomas White	Photo 3	04 Apr 01:33 PM
Thomas White	Photo 4	04 Apr 01:33 PM
Thomas White	Photo 5	04 Apr 01:33 PM

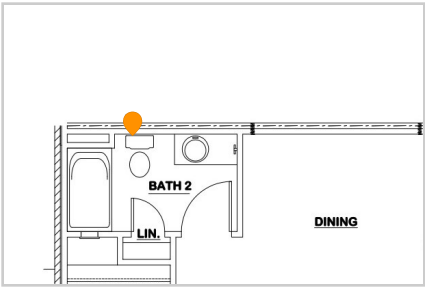
**Photos**





● **#31 - Blocking not complete at the time of this visit.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3102-2br > Bath #2



**Task messages (time in PDT)**

Thomas White                      Photo 1

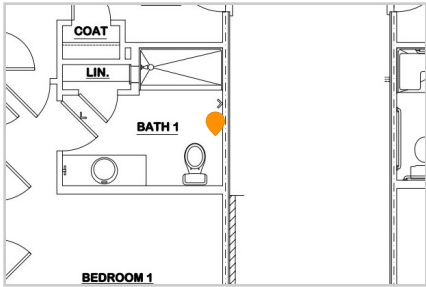
04 Apr 01:34 PM

**Photos**



● **#34 - Side wall blocking for the toilet area is above the FHA range of 32-38 inches above the floor, please correct to the range show on sheet A1.5.**

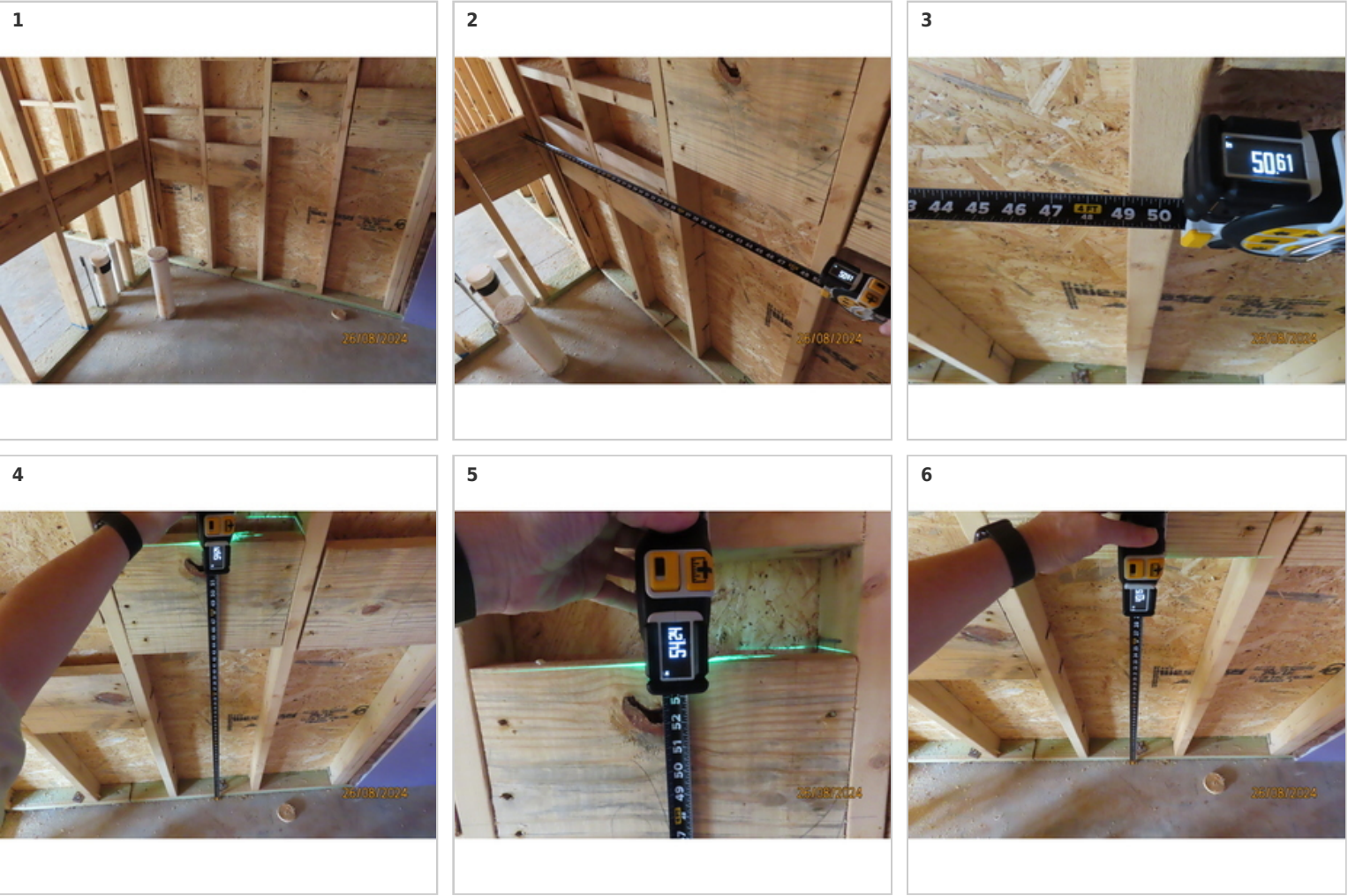
Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3103-2br > Bath #1



**Task messages (time in PDT)**

Thomas White	Photo 1	04 Apr 01:36 PM
Thomas White	Photo 2	04 Apr 01:36 PM
Thomas White	Photo 3	04 Apr 01:36 PM
Thomas White	Photo 4	04 Apr 01:36 PM
Thomas White	Photo 5	04 Apr 01:36 PM
Thomas White	Photo 6	04 Apr 01:36 PM
Thomas White	Photo 7	04 Apr 01:36 PM

**Photos**





● **#35 - Blocking not complete at the time of this visit.**

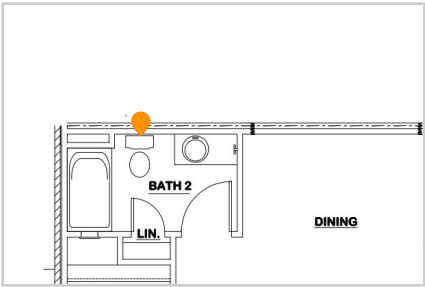
Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 3103-2br > Bath #2

**Task messages (time in PDT)**

Thomas White                      Photo 1

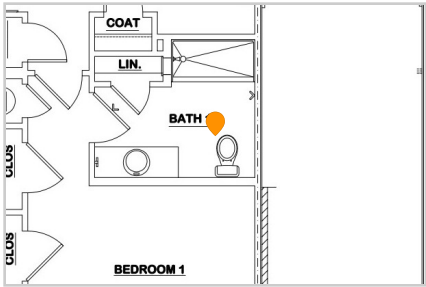
04 Apr 01:37 PM

**Photos**



● **#40 - The toilet centerline might end up less than 18-inches from the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 4102-2br > Bath #1

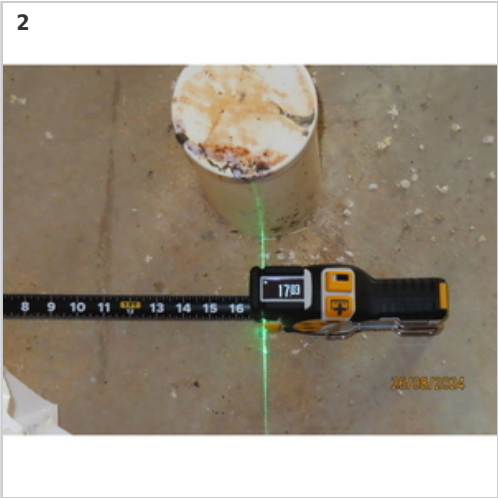


**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

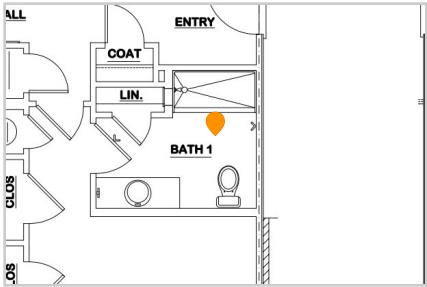
04 Apr 01:47 PM  
04 Apr 01:48 PM

**Photos**



● **#49 - The toilet centerline might end up less than 18-inches from the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 5101-2br > Bath #1



**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

04 Apr 02:04 PM  
04 Apr 02:04 PM

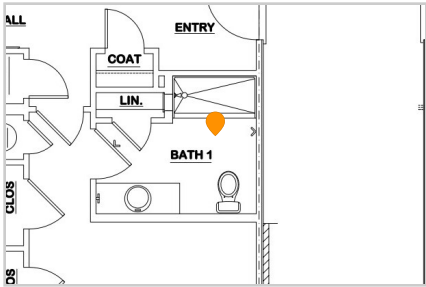
**Photos**





● **#50 - The toilet centerline might end up less than 18-inches from the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 2Br (unit B) - FH/Accessible | Location: FHA > 5102-2br > Bath #1

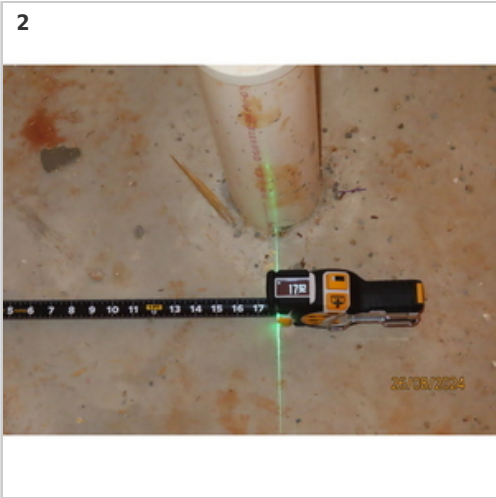


**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

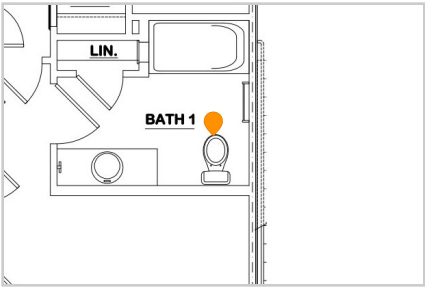
04 Apr 02:05 PM  
04 Apr 02:05 PM

**Photos**



● **#47 - The toilet centerline might end up less than 18-inches from the finished side wall.**

Priority 2 | Thomas White | 2024-0404 Visit  
Plan: 1Br (Unit A) - FH/SI/Accessible | Location: FHA > 5105-1br



**Task messages (time in PDT)**

- Thomas White      Photo 1
- Thomas White      Photo 2

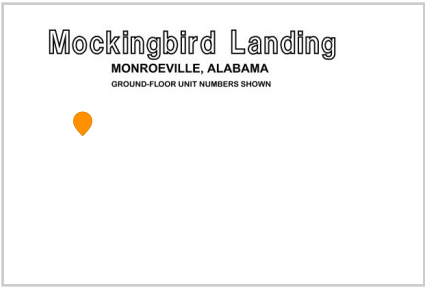
04 Apr 02:03 PM  
04 Apr 02:03 PM

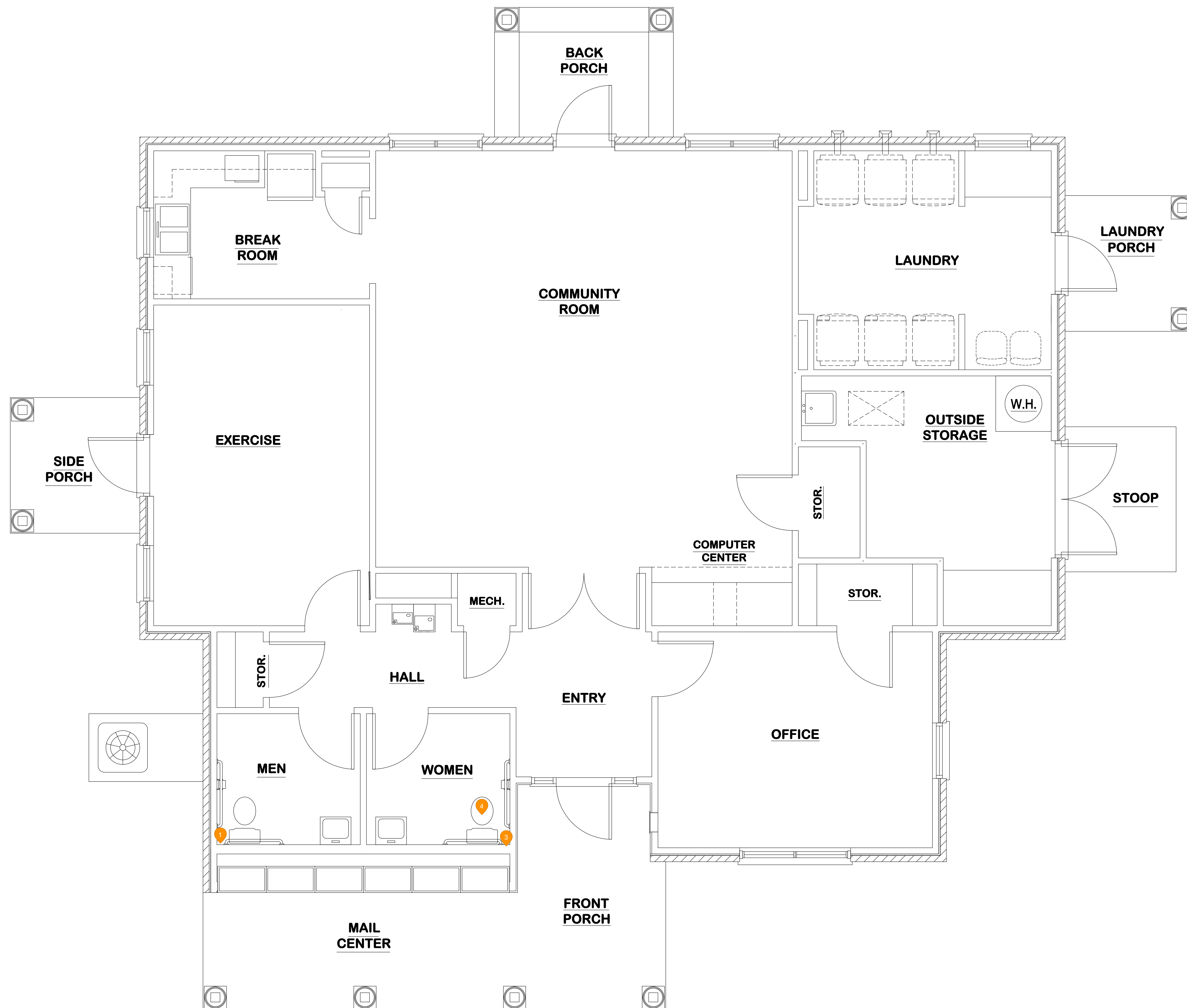
**Photos**



● **#52 - Unit address numbers provided to E&A for this report. Bedroom numbers provided in ( ) are accessible units and all others are Fair Housing types.**

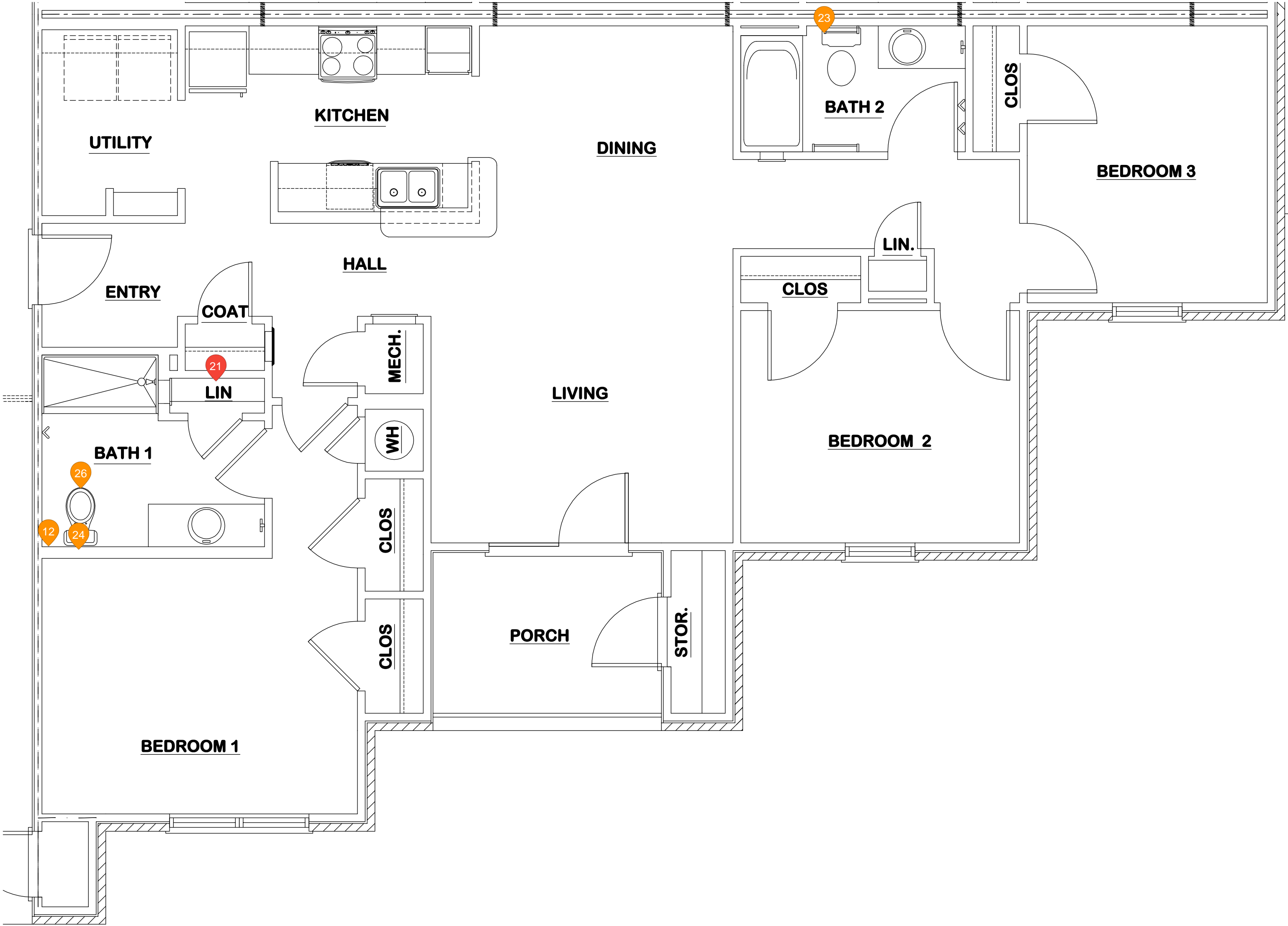
Priority 2 | Thomas White | 2024-0404 Visit  
Plan: Mockingbird Landing, Monroeville, AL (site plan) | Location: Site





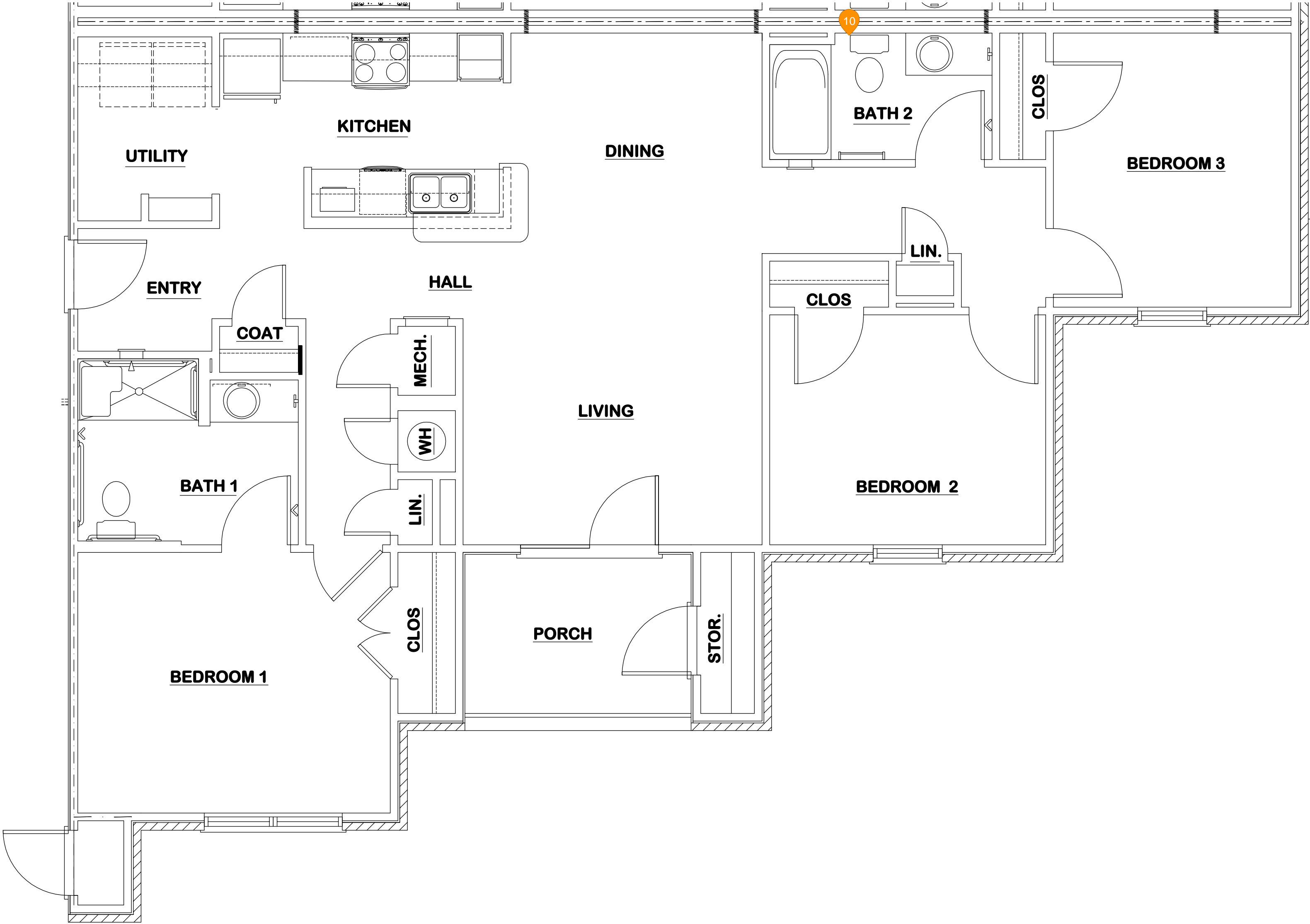
## COMMUNITY BUILDING

1104  
2101  
2102  
2103  
2104



UNIT C      THREE-BEDROOM FAIR HOUSING

1102



UNIT C      THREE-BEDROOM FULLY ACCESSIBLE

- 1101

1103

3101

3102

3103

3104
- 4102

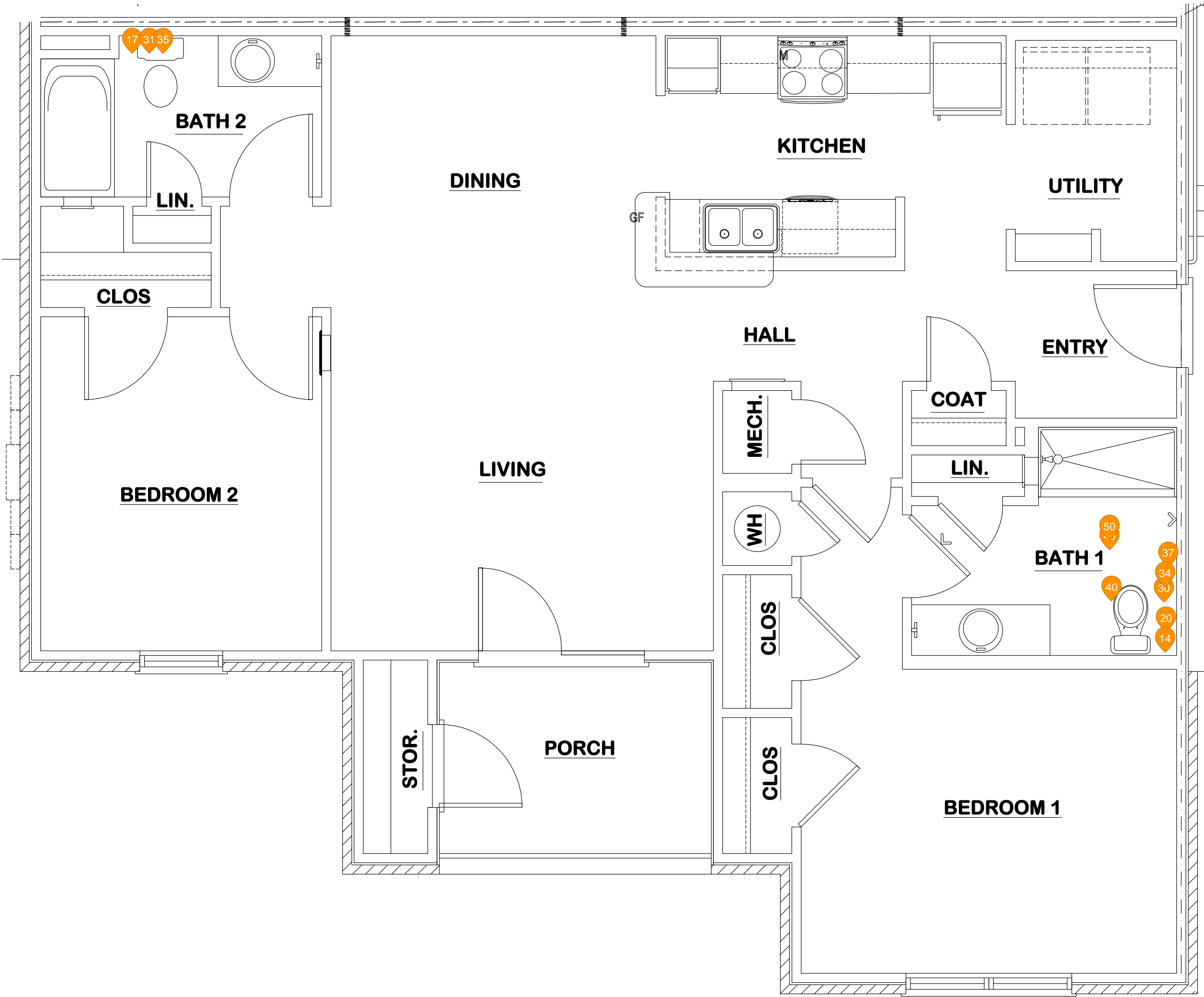
4105

4106

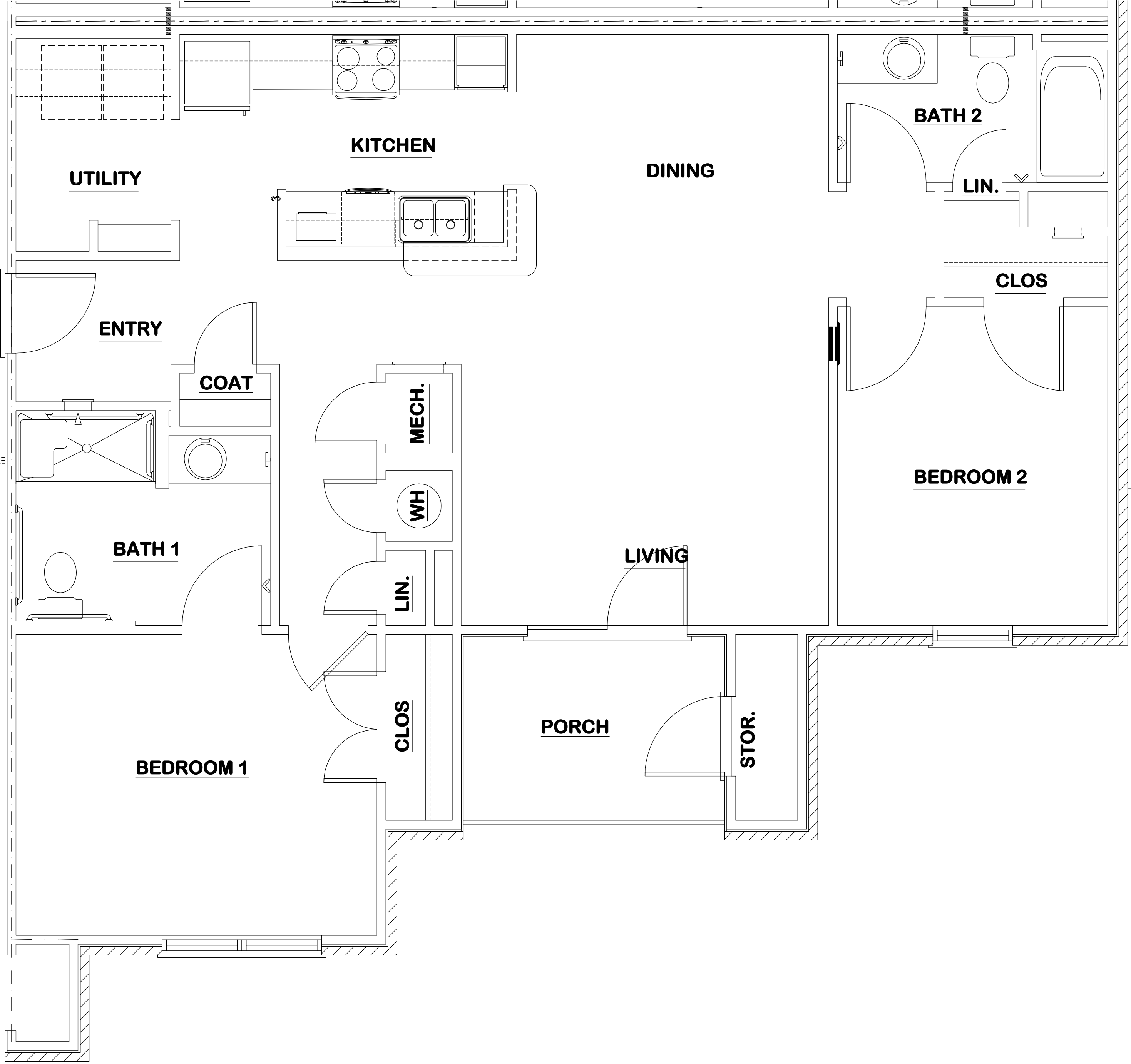
4109

4110

5101
- 5102

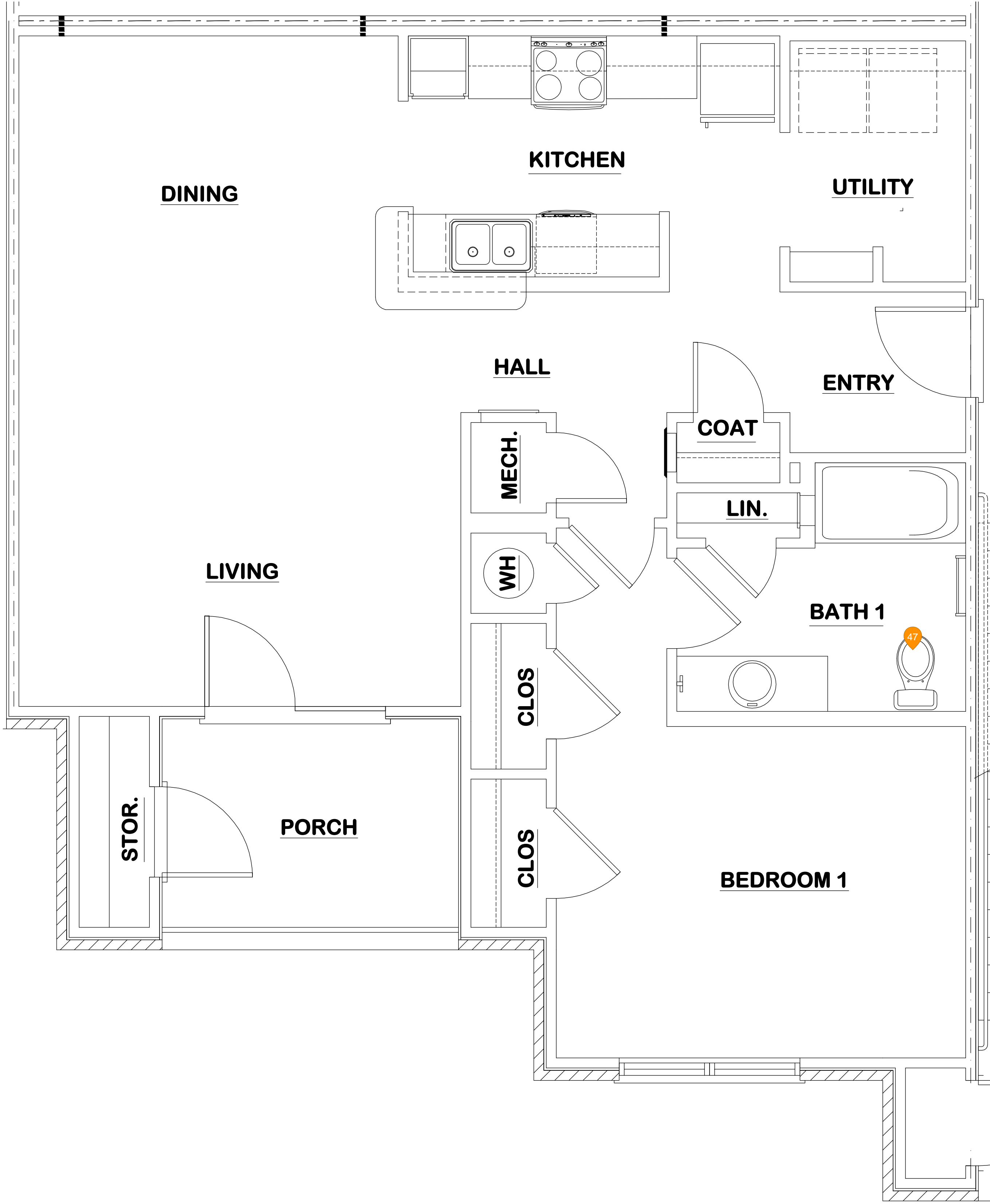


4101



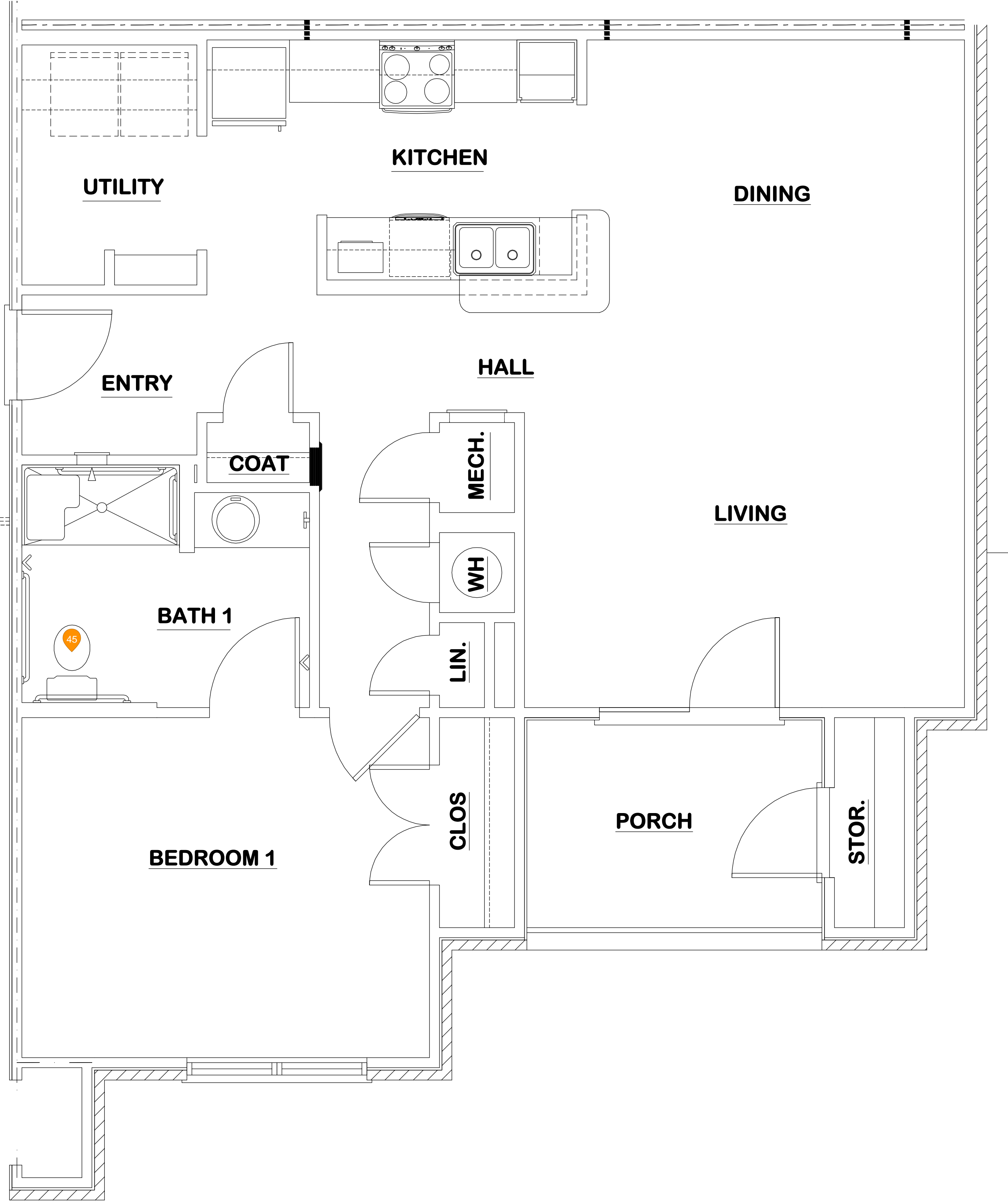


5105  
5106  
5109



**UNIT A** FH/SI ONE-BEDROOM FAIR HOUSING / SENSORY

5110



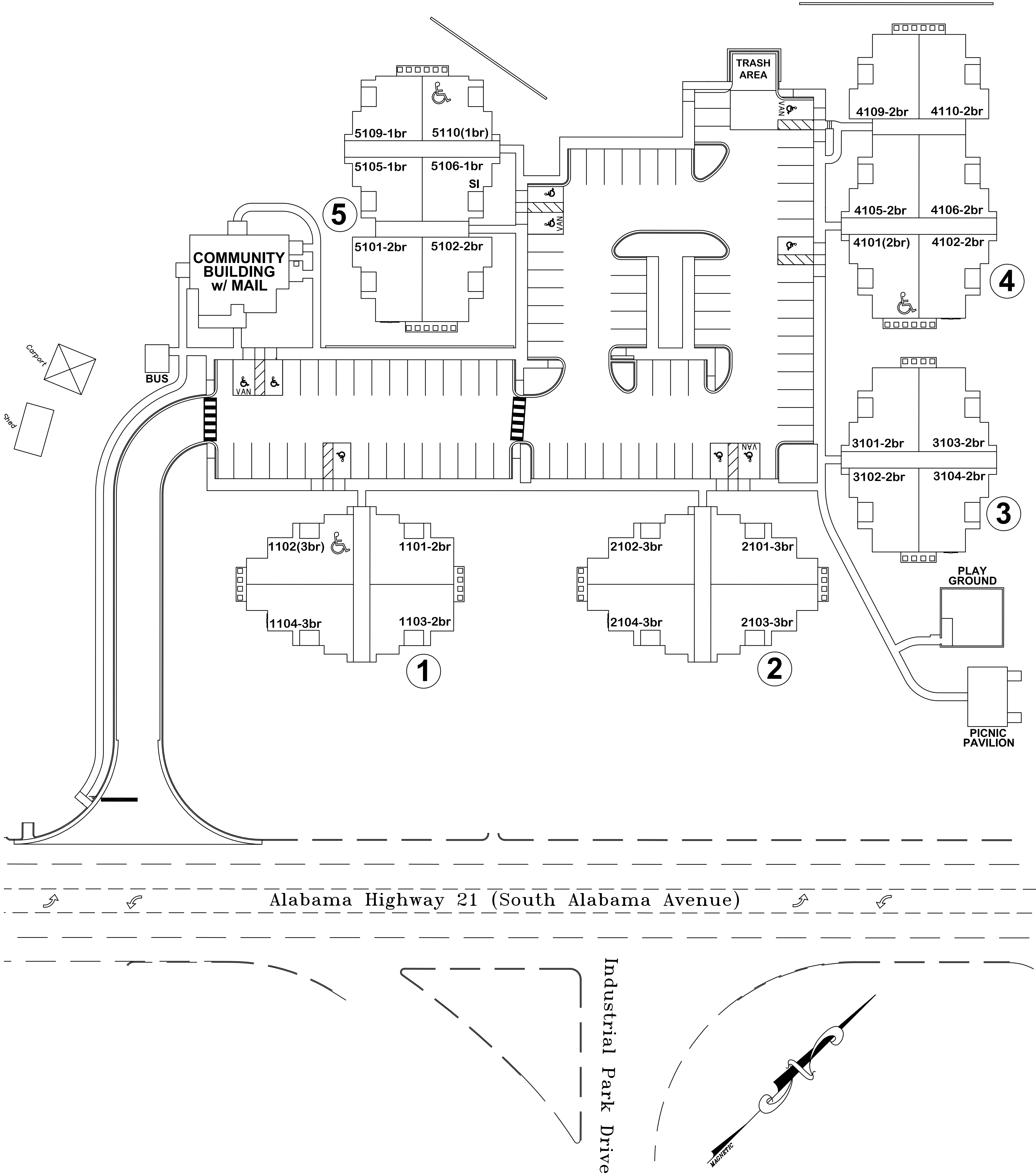
**UNIT A** HCS ONE-BEDROOM FULLY ACCESSIBLE

Mockingbird Landing

MONROEVILLE, ALABAMA

GROUND-FLOOR UNIT NUMBERS SHOWN

52



# Project List

Project Name	Number of Units	Proposed Tenancy (senior, family)
Florence Housing Authority / Craver Heights (Cypress Pointe)	149	Family
Florence Housing Authority / Handy Homes	50	Family
Heatherwood 2017, LP	54	
The Grove at Oakmont / Waycross, GA	60	Family
Raintree Apartments, Rainsville, AL	24	Family
The Reserve at Spring Creek	63	Elderly
The Pines at Westdale	180	Family
Brookville Apartments	48	Family
The Preserve at Newport, LP/ Kingsland, GA	72	Family
Lucy Morgan 1, LP / Lucy Morgan Apartments / LaGrange, GA	85	Family
River Palms, El Paso, TX	164	Family
Candlewood Apartments/ Inverness, FL	24	Elderly
Colonial Pines Apartments / Tavares, FL	24	Family
Greenleaf Garden Apartments / Ogrange City, FL (phase 1)	47	Family
Greenleaf Garden Apartments / Ogrange City, FL (phase 2)	30	Family
Inglis Villas / Livingston, AL	32	Family
Misty Woods / Bushnell, FL	42	Elderly
North Grove Apartments / Seffner, FL	31	Elderly
North Grove Apartments / Hillsborough County, FL	32	Elderly
Colonel McGhee Housing / Hamlin, WV	16	Elderly
Mississippi Regional Hsg Auth No. V / Phase 2, Union and Decatur, MS	6	Elderly
Mississippi Regional Hsg Auth No. V / Phase 5, Taylorsville & Bay Springs, MS	5	Elderly
Mississippi Regional Hsg Auth No. V / Phase 4, DeKalb, Scooba, Macon & Brooksville, MS	4	Elderly
Mississippi Regional Hsg Auth No. V / Phase 3, Carthage, Walnut Grove & Philadelphia, MS	10	Elderly
Arbor Place of Lisle / Lisle, IL	80	Elderly
Mokena Senior Living / Mokena, IL	156	Elderly
2101 Church Street / Galveston, TX	89	Elderly
Bessemer Housing Authority / Bessemer, AL (Phases 1,2,3) Rehab	1072	Family
2 Gold Street, LLC, New York, NY	50	Family
Houston Levee / Cordova, TN	103	Family

Source of Financing	Gov Assisted funding
Conventional, LIHTC	No
Conventional, LIHTC	No
Federal, LIHTC	Yes
Federal, LIHTC	Yes
Federal, LIHTC	Yes
LIHTC, Federal	Yes
LIHTC, Federal	Yes
LIHTC	No
LIHTC / HOME	Yes
LIHTC / HOME	Yes
Conventional	No
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
RD/ LIHTC	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
HUD / Section 8	Yes
Federal, LIHTC / CDBG/ HOME/ IHDA	Yes
Conventional	No
Federal, LIHTC	Yes
HUD / Section 8 / Public Housing	Yes
Conventional	No
Conventional	No

# Proposal/Contract with Commonwealth



Josh Brown  
Chief Operating Officer  
Toll Free: 1-888-504-7483 ext. 6020  
Direct Dial: (205)-801-6020  
Fax: (205) 345-3813  
Josh@EandATeam.com



Mailing:  
1655 N McFarland Blvd  
Suite 181  
Tuscaloosa, AL 35406

May 5, 2025

Commonwealth Development Corporation  
2501 Parmenter St., Ste. 300B  
Middleton, WI 53562  
Attn: Nikki Kern

RE: Accessibility and Construction Inspections, BPS Reviews, and Consultations for The Ridge at Rock Hill in Rock Hill, SC

Dear Ms. Kern:

E&A Team, Inc (E&A) will provide Accessibility Blueprint Specification Reviews, Risk Mitigation and Construction Inspections (ASCI), InSite Remote Accessibility Inspections, and Accessibility Consultations at the following rates and terms:

E&A will provide a written report (with site photos if applicable). The report, once it is completed, will be emailed in pdf format. **Please select services needed:**

**Accessibility Blueprint Specification Reviews:** The cost for the accessibility blueprint review will be **\$3495**. Payment is due within 30 days of invoice date.

E&A Team, Inc (E&A) will review the plans and specifications for compliance with the Americans with Disability Act (ADA), Fair Housing Accessibility Guidelines, and Section 504 of the Rehabilitation Act of 1973 (UFAS or ABAAS) requirements, where applicable. E&A is not responsible and disclaims any liability for the implementation of the BPS Review by the owners, officers, or its representatives. E&A is not responsible for the implementation or non-implementation of the BPS Review, in whole or in part.

E&A Team, Inc. is committed to providing you the most accurate and timely BPS Review. E&A requires one set of plans and specifications per complex. Once the review is completed this one set will be kept on file in our office for documentation. E&A agrees not to allow these plans to be copied, viewed, or used in anyway other than for E&A Team, Inc. We have also enclosed a project worksheet that would need to be filled out and accompany each shipment of plans and specifications. **Please allow 6-8 weeks for BPS Reviews.**

**Risk Mitigation and Construction Inspections:** The pricing for the Risk Mitigation/Training session is \$3895 and the Accessibility Site Construction Inspections (ASCI) will be \$3250 per day of inspection plus the cost of expenses (to be determined at the time of travel). Payment is due within 30 days of invoice date.

**Risk Mitigation:** Includes a Virtual Accessibility Training and Preconstruction Meeting. This session is intended to take place prior to the commencement of construction operations to aid the client in mitigating the risk of noncompliance by being informed of how the regulations may impact the project.

E&A Team will provide a virtual accessibility training session to the General Contractor and all Subcontractors for each project regarding accessibility requirements. The topics included in the training schedule will include the following:

- Section 504 Regs and Standards
- ADA Regs and Standards
- Fair Housing Amendments Act Regs and Standards
- GA Specific Accessibility Code Regulations, if applicable
- The Future of Accessibility
- Common 504 and FH Accessibility Issues Seen on a Typical Site
- Latest Department of Justice Accessibility Settlements and Enforcement Actions

At the conclusion of the accessibility training session, E&A will hold a 30 - 45-minute Preconstruction Meeting that will relate the elements of accessibility discussed in the training specifically to this project. During this discussion, the agenda will include but not be limited to the following:

- Funding sources and what regulations are triggered by them for your project.
- Discussion of the E&A inspection protocol and timeline.
- Standards that have been identified to comply with the various regulations
- Any unique challenges presented by the project (i.e., accessible routes, public right of way, site challenges etc.)
- Whether appliances, fixtures, etc. have been specified in the plans and specs, if they meet the requirements, and why it is important not to deviate from the determined specifications.
- How to evaluate some appliances or fixtures upon delivery on site (i.e., refrigerator, range, prefab shower surrounds with integral blocking, etc.)

**ASCI:** E&A Team's standard inspection protocol includes completing a minimum of **three (3) site inspections (ASCIs)**, which are defined in Exhibit C: *E&A Teams ASCI protocol*.

If multiple inspectors are requested for a site visit, the Client will be invoiced the per day inspection fee for each inspector sent, and the Client will be responsible for travel expenses for all inspectors as well. This will only occur in instances where both E&A Team and the Client have mutually agreed upon these terms prior to the site visit. In the event multiple properties are to be inspected on the same day or during the same trip, E&A and Client shall mutually agree upon the pricing of expenses.

The standard ASCI includes inspecting, verifying, and documenting the public and common use areas of the project and all the covered units that must comply with the applicable accessibility standard. We then provide you an ASCI report (with site photos if applicable) in PDF format for each site visit detailing the elements that

must be addressed or corrected to ensure the entire project is compliant. The ASCI requires E&A to review all the covered units in the entire project and helps project personnel monitor the construction of all covered units to ensure accessibility compliance. The number of units that we must inspect is dependent on the applicable accessibility standard (see Exhibit C). Exhibit C defines the standard inspection protocol detailing when physical and remote inspections will occur and when they should be requested. All ASCIs are subject to the terms and conditions set forth in Exhibit A.

**InSite Remote Accessibility Inspections:** The pricing for InSite Remote Accessibility Inspections will be **\$995 for the first 90 minutes (to be paid at scheduling), then \$175 for each additional 15-minute increment beyond the initial 90 minutes (to be invoiced at the conclusion of the inspection).** Payment is due within 30 days of invoice date.

InSite is an on-demand tool that can be used in certain circumstances to supplement physical inspections. Often interim/clearance inspections are needed in between the standard physical site inspections listed above. In such cases, E&A Team has developed a remote inspection platform called InSite that allows an E&A accessibility expert to conduct a remote inspection live with the help of two of your personnel on-site and use of a cell phone (with adequate service or access to WIFI). Photos and notes will be taken by the remote accessibility expert throughout the inspection and a digital report will be made available to the client at the conclusion of the inspection.

E&A Team will assess the scope of the proposed inspection and determine if InSite would be appropriate. This will not always be the case, as each project presents unique elements and challenges, but when InSite is a viable option, E&A Team will recommend the client leverage the innovation of InSite to receive immediate feedback and keep the construction schedule from being delayed waiting for clearance of accessibility related items.

For more information, visit [E&A Team: InSite Video](#)

**Accessibility Consultations:** E&A Team will provide accessibility consultations upon request. Should this type of consultation be needed and/or requested, that consultation service will be **\$250 per hour** and will be billed in fifteen (15) minute increments. Payment is due within 30 days of invoice date.

**Certification of Work Completed:** E&A will provide this Certification in a letter format upon completion of the accessibility review and/or the construction inspection process **when requested by the Client.** To be eligible to receive this Certification, all accessibility issues per the applicable federal and state accessibility code(s) must be addressed and the corrections verified by an E&A plan reviewer or site inspector. Once

verification of corrections and overall compliance is confirmed, the Client can request a Letter of Certification from E&A Team.

NOTE: If a Certification Letter is requested by the client at the end of construction but E&A Team was not given the opportunity to observe all elements related to accessibility within all applicable units throughout the construction process (i.e., blocking corrections before drywall was installed), E&A Team will only be able to provide a conditional Certification, which may not be accepted by all funding agencies. Therefore, it is imperative that the protocols for plan reviews and inspections be followed.

If you agree to this arrangement, please sign below, and return a copy of this Letter of Intent to my office with your plans and specs. You may return a copy by email to Ashley Brown at [ashley@eandateam.com](mailto:ashley@eandateam.com) or Josh Brown at [josh@eandateam.com](mailto:josh@eandateam.com) , who will be your primary contact throughout the plan review, construction, and consultation process. All communications will be directed to Josh, who will connect you to a reviewer or inspector when appropriate. You will only be billed for services rendered. Prior to beginning the BPS Plan review or ASCI Inspection, E&A Team must receive your completed property information document.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Josh Brown". The signature is written in a cursive, flowing style.

Josh Brown  
Chief Operating Officer

**Invoice Information:** Please provide the following contact information for invoicing purposes.

**Contact Name:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Company Tax ID:** \_\_\_\_\_

**Authorization and Agreement:**

To execute this proposed Agreement, please complete the authorization information below and return one copy of the properly executed and completed Agreement to our office for our review and signature. Upon receipt of all the requested information along with your properly authorized signature, we will sign the Agreement and then provide you with a copy of the fully executed Agreement for your records.

The undersigned parties that are duly authorized to execute this Agreement, intending to be legally bound hereby, have executed this Agreement as of the date first written below.

Kristi Morgan  
Principal

\_\_\_\_\_  
Authorized By/Title (please print)



\_\_\_\_\_  
Signature

5/22/25

\_\_\_\_\_  
Date

\_\_\_\_\_  
E&A Team, Inc Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date







## **EXHIBIT “A”**

### **DEFINITIONS**

A. "Contract Documents" shall mean the terms and conditions set forth below as well proposals, exhibits, addenda, and other documents that form a part of this Agreement.

B. “Client” shall mean the customer entering into this Agreement with E&A.

1. **CONFIDENTIALITY; OWNERSHIP OF DOCUMENTS:** In connection with the performance of this Agreement, each party may have access to information that is confidential to the other (“Confidential Information”). Confidential Information shall include the terms and pricing under this Agreement, and any and all other information disclosed or made available in any medium (including electronic or digital transmission) or by any means by one party to the other party pursuant to this agreement and not generally known to the public and shall include the Contract Documents. Upon disclosure, the receiving party shall from that time forward treat such information as Confidential Information. The receiving party shall use the same degree of care and discretion to limit disclosure of Confidential Information as it uses to protect its own proprietary and confidential information but in no event less than a reasonable degree of care.

All field data, field notes, calculations, estimates, and other documents prepared by E&A as instruments of service, shall remain the property of E&A. The Client agrees that all reports and other work furnished to the Client or its/his/her/their agents, for which E&A has not received payment, will be returned upon demand and will not be used by the Client for any purpose.

2. **TERMINATION:** Either Client or E&A may terminate this Agreement by giving thirty (30) days written notice to the other party. In such event, Client shall within fifteen (15)-business days pay E&A in full for all work previously authorized and performed prior to the effective date of termination.

3. **LIMITATION OF LIABILITY:**

a. **Limitation.** Client acknowledges that E&A's compensation is incommensurate with the potential for liability involved in the performance of services. In order to induce E&A to undertake performance of the services, Client agrees to limit the liability of E&A to the Client, or to any third party in respect to or in connection with any claim, cause of action, or losses arising from or out of the performing of services by E&A for Client, such that the liability of E&A for any and all losses, damages and cost including, without limitation, attorney's fees resulting from E&A's negligence, professional or otherwise, shall not exceed the insurance limits required in Section 4 below.

b. **No Consequential Damages.** In no event shall either party be liable to the other party for any indirect, special, punitive or consequential damages or lost profits arising from or relating to the performance or non-performance of this Agreement.

4. INSURANCE: E&A shall maintain, at its sole cost and expense, with reputable insurance companies, insurance coverage as follows:

- a. General Liability- \$1,000,000 per occurrence/\$2,000,000 aggregate.
- b. Workers' Compensation- as statutorily required by law; and
- c. Professional Liability- \$1,000,000 per claim.

E&A shall provide Client a copy of the Certificates of Insurance upon execution of this Agreement and within 14 days upon written request by Client during the term of this Agreement.

5. LEGAL EXPENSES: In the event of litigation, the prevailing party shall be entitled to reasonable attorneys' fees and costs from the other party.

5. INDEMNIFICATION: Client shall indemnify, defend and hold harmless E&A, its subcontractors and their respective personnel from and against any and all claims, liabilities, or expenses relating to this Agreement attributable to claims of third parties solely for bodily injury, death, or damage to real or tangible personal property, including reasonable attorneys' fees and costs, to the extent directly caused by the (i) breach of any provision of this Agreement by the Client or one of its employees, consultants, agents or contractors; or (ii) the negligence or intentional misconduct of the Client or one of its employees, consultants, agents or contractors while E&A is engaged in the performance of its services under this Agreement; provided, however, that if there also is fault on the part of any entity or individual acting on E&A's or any subcontractor's behalf the foregoing indemnification shall be on a comparative fault basis. E&A shall indemnify, defend and hold harmless Client, officers and directors, its employees, affiliated companies and their members, its agents, its subcontractors, and its respective personnel from and against any and all claims, liabilities, or expenses relating to this Agreement attributable to claims of third parties for damage or claims, including reasonable attorneys' fees and costs, to the extent directly caused by the (i) breach of any provision of this Agreement by E&A or one of its employees, consultants, agents or contractors; (ii) the negligence or intentional misconduct of E&A or one of its employees, consultants, agents or contractors while E&A is engaged in the performance of its services under this Agreement; or (iii) the failure of E&A to advise Client of a violation or noncompliance with the Accessibility Laws in its Report for BPS Review or ASCI; provided, however, that if there also is fault on the part of any entity or individual acting on Client's or any subcontractor's behalf the foregoing indemnification shall be on a comparative fault basis.

7. SECURITY NOTIFICATION AND WITHDRAWAL/EXCLUSION: E&A specifically requires as an element of this Agreement that Client notify E&A, in writing, if there are any known security risks at any property covered by this Agreement. Failure to notify E&A of such security risk shall be grounds for E&A to withdraw that property from the obligations and services contained in this Agreement, with no reduction in compensation to E&A. Upon

notification by the Client of such security risk, E&A reserves the right to require security to accompany E&A staff on such property site, at the cost of the Client, or if the risk is too severe, to withdraw such property from the provisions of this Agreement.

8. SEVERABILITY: If any of the provisions of this Agreement are held to be invalid or unenforceable in any respect, the remaining terms shall be in full effect and shall be construed as if the invalid or unenforceable matters were never included in it. No waiver of any default shall be a waiver of any future default.

9. LAW TO APPLY; JURISDICTION: The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Alabama. Any and all disputes arising hereunder shall be adjudicated exclusively in the Federal or State courts located in the State of Alabama.

10. ENTIRE AGREEMENT: This Agreement, including the Contract Documents, constitutes the entire agreement between the Client and E&A and supersedes all prior agreements. Any term, condition, prior course of dealing, course of performance, understanding, purchase order conditions, or other agreement purporting to modify, vary, supplement, or explain any provision of this Agreement is of no effect until placed in writing and signed by both parties, subsequent to the date of this Agreement. To the extent that any additional or different terms or conditions conflict with this Agreement, the terms and conditions of this Agreement or waiver of any provisions hereof shall be effective only in writing, signed by both parties, and referencing this paragraph by heading and number.

11. FORCE MAJEURE. Except for the clients' payment obligations under this Agreement for work performed and/or services provided, neither party shall be liable for any delay or failure in performance due to cause beyond its reasonable control.

12. FUTRE CONTRACT. As a client of E&A, your contact information will be entered into our correspondence database. We respect your privacy and therefore we do not sell or share our mailing list information. From time to time, we may send U.S. mail or email to you regarding our services and/or products. If you do not wish to receive correspondence from E&A after the fulfillment of this contract, you may opt-out by sending a request to us to be removed from our correspondence database in writing via U.S. mail, fax, or email.



## **EXHIBIT “B”**

### **NUMBER AND TIMING OF ACCESSIBILITY INSPECTIONS DURING THE CONSTRUCTION PROCESS**

The price of the Accessibility Site Construction Inspection (ASCI) depends on a variety of factors including the size of the project, the number of public and common use facilities, the number of unit types, and the number of site visits. Our Standard ASCI includes an inspection of the public and common use facilities and a representative number of individual dwelling units. In that case, the client is responsible for ensuring that any elements in the other units are compliant with the representative units inspected by our team. For example, we will inspect the bathroom of a representative unit to determine if the proper grab bar reinforcements are installed to ensure the later installation of grab bars. During the inspection, we will verify that the backing is compliant or identify errors that need to be corrected to make the backing compliant. We will document our conclusion in the in the ASCI Inspection Report with photographs. The client is then instructed to ensure the grab bar backing is installed compliant with the ASCI Inspection Report in all covered dwelling units and document that the work in the other units is compliant with the instructions from the ASCI Inspection Report. This is the most cost effective and efficient way to perform accessibility construction inspections.

E&A also performs the Comprehensive ASCI that includes inspecting, verifying, and documenting more additional representative units or, in some cases, all of the dwelling units. In such a case, E&A will conduct a site inspection at each interval in which additional units are constructed. For example, in the case of grab bar reinforcements, E&A would inspect every covered unit to ensure the grab bar backing is correctly installed. These more comprehensive inspections require multiple site visits to verify the work is done correctly in all covered units and E&A would provide an ASCI Inspection Report with photographs for each visit. Although more expensive due to the additional inspections and time developing multiple reports, this comprehensive ASCI is the best way to ensure full compliance with accessibility laws and regulations.

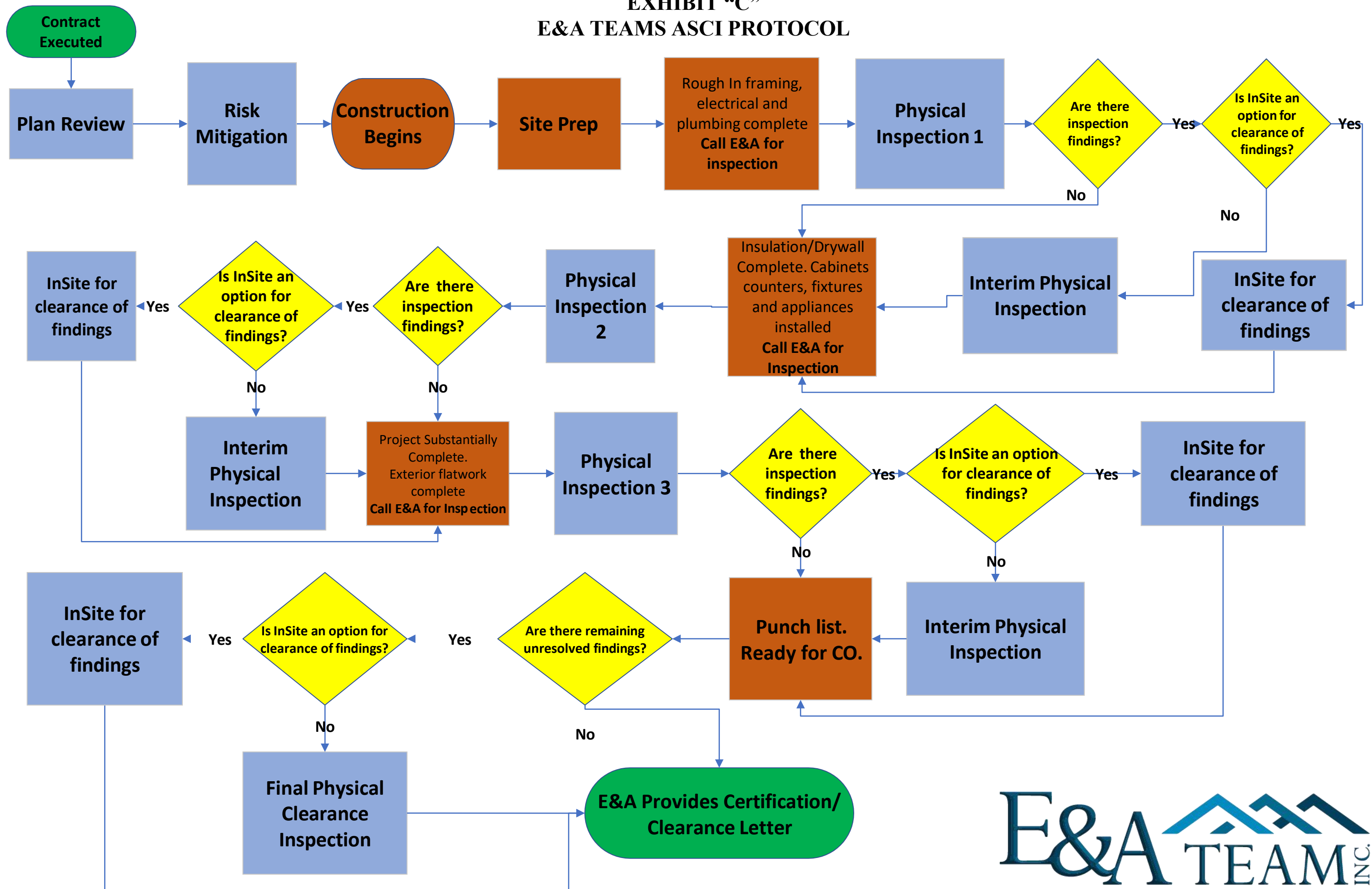
In addition to the type of ASCI, pricing is affected by a number of other factors including, for example, the size of the project, the number of units, project design, amount of site development, number and type of public and common area facilities, coordination of work, and contractor knowledge of accessibility requirements. The price of an ASCI may vary for two projects with the same number of units due to the construction type. For example, two projects may include 72 units, but one project is a single three-story building with 24 units per floor while the other consists of nine buildings with eight units in each building. Not only does the second scenario have more buildings, it has a larger site with more site development, sidewalks, etc. The amount

of site development varies between properties. A site design that provides only parking, sidewalks, and a rental office has fewer accessibility issues than one that provides a full complement of site amenities, such as mail kiosk, bus stop, separate office/laundry/community building(s), gazebo, picnic areas, playground, benches, and walking trails. Coordination of the work is a factor as well. A job superintendent that keeps track of work, coordinates the sub-contractors, and keeps E&A apprised of progress might be able to reduce the total number of inspections required by combining needed inspections. For example, a “rough in” framing inspection for an upper floor might be held at the same time as a cabinetry inspection for the first floor, and the inspection of concrete work for the site work - basically, doing three inspections in one day. Without effective coordination, the same work may require three different inspections, resulting in more travel expenses and preparation for each individual inspection.

E&A recommends that having someone discuss the accessibility issues relevant to the project during a Pre-Construction Conference will help all parties understand the requirements and the importance of accessibility to the property. E&A can be consulted beforehand or may be hired to perform this function.

In estimating the number of inspection trips required for a property, E&A looks at these factors (and others), and gives our best estimate of the number of inspections that would be “typically” required for the size and scope of your property. Along with that price, we provide an estimated cost for additional trips. All parties to the contract must approve additional trips beforehand.

**EXHIBIT "C"**  
**E&A TEAMS ASCI PROTOCOL**







## **EXHIBIT “D”**

### **DETERMINING THE SCOPE OF ACCESSIBILITY SITE CONSTRUCTION INSPECTION (“ASCI”)**

#### **COMMON AREAS:**

- All public and common use areas and amenities (interior and exterior) will be inspected for compliance with the applicable accessibility standard.

#### **UNIT INSPECTIONS:**

The Client must provide certain information to enable E&A to determine how many units must be inspected, including the following:

- Type of ASCI:
  - If the client wants a certification that ALL units have been constructed in compliance with the appropriate accessibility standard, then ALL units must be inspected. (Not used often because of the cost to have EVERY unit inspected for every phase of construction.)
  - Most clients prefer the basic ASCI in which E&A inspects a representative sample of each covered unit type and provides Client with an ASCI Report and Client ensures all non-inspected units comply with the elements of the representative sample units that were inspected.
- Type of financing:
  - A property with only “conventional” financing (no Federal Financial Assistance) will be inspected for compliance with one of the ten safe harbors identified by the U.S. Department of Housing and Urban Development for compliance with the Fair Housing Amendments Act. See notes below.
  - A property considered to receive Federal Financial Assistance (e.g., funding from the U.S. Department of Housing and Urban Development (“HUD”), the United States Department of Agriculture Office of Rural Development (“RD), or similar federal funding) will be inspected for compliance with the Uniform Federal Accessibility Standards (“UFAS”) for compliance with Section 504 of the Rehabilitation Act of 1973. See notes below.
- Total number of units in the property
  - The number and type of units impacts which accessibility standard applies.
    - Fair Housing Amendments Act (Conventional Financing/no Federal Financial Assistance)
      - Properties with buildings with four or more residential dwelling units are covered. If a building contains four or more units, and has no

elevator, then all ground floor units in that building will be inspected. If building contains four or more units, and has an elevator, all units are covered. The number of units to be inspected will be the largest of the following conditions:

- All ground floor units; or
  - Two of each unit type based on number of bedrooms (e.g., 1-, 2-, and 3-bedroom units), and different floor plan type (e.g., varying layouts and/or square footage of each bedroom type).
- State or local building code
  - If the building code requires a minimum percentage of fully accessible or sensory impaired units, those units will be inspected for compliance with the applicable accessibility standard in addition to the Fair Housing Amendments Act inspection.
- Section 504/UFAS Compliance (for properties receiving Federal Financial Assistance from HUD, RD, etc.):
  - Five percent (5%) of the total number of units in the project must comply with the UFAS for persons with mobility disabilities and an additional 2% must comply with the UFAS standard for persons with sensory impairments
  - E&A will inspect all fully accessible and sensory impaired units All ground floor units will be inspected in buildings without an elevator



## EXHIBIT “A”

### Property Information Sheet

**IMPORTANT:** This form must be filled out in detail for each individual property. The information contained here is essential so that E&A Team can determine the regulations and codes that apply to the property.

**Client PRIMARY CONTACT Information** - Please provide the following information for the person to whom E&A should direct all communications about this project:

<b>Primary Contact Name:</b>					
<b>Email:</b>		<b>Phone:</b>			
<b>Address:</b>					
<b>City:</b>		<b>ST:</b>		<b>ZIP:</b>	

**DEVELOPMENT Information** - Please provide the following information about the development:

<b>Development Name:</b>					
<b>Address:</b>					
<b>City:</b>		<b>ST:</b>		<b>ZIP:</b>	
<b>Total Number of Units</b>		<b>Total Number of Buildings</b>			

**UNIT Breakdown Totals**

	Total Number of Single Level	Total Number of Multistory or Townhouse	Total Number of Mobility Impaired Units (please also provide unit numbers)	Total Number of Sensory Impaired Units (please provide unit numbers)
Studio(s):				
One Bedroom:				
Two Bedrooms:				
Three Bedrooms:				
Four Bedrooms:				
Five Bedrooms:				

**Funding Sources: Please check all that apply to this review.**

Conventional/Private:	<input type="checkbox"/>			
Tax Credits:	<input type="checkbox"/>			
If Tax Credit specify:	LIHTC <input type="checkbox"/>	Historic TC <input type="checkbox"/>	Issuing HFA /Agency	QAP Year
USDA/RD	<input type="checkbox"/>			
HUD:	<input type="checkbox"/>	OTHER? Please specify:		

**Fair Housing Act Specific Criteria – NOTE: Fair Housing Coverage is NOT dictated by Funding Source. The following information is required to determine FHA coverage:**

Choose One: New Construction <input type="checkbox"/>			
Rehab <input type="checkbox"/>			
If REHAB what is the Original Date of Occupancy:	Month	Day	Year
<b>Projects with an Original Date of Occupancy after March 13, 1991 must complete the following:</b>			
How many buildings contain four or more units? If none, enter NONE			
For buildings with four or more units, how many of those buildings have elevators?			
<p><b>Please choose a Safe Harbor Standard for this property if original Date of Occupancy is after March 13, 1991.</b> NOTE: HUD does not define one specific technical standard for compliance with the FHA design and construction standards. HUD periodically reviews new code standards and publishes guidance when they determine new standards can be used as safe harbors for compliance. The following list are all the standards currently approved as safe harbors by HUD. You must select one standard from this list that will be the standard used throughout the project for elements covered by the FHA design standards. If a selection is not made E&amp;A team will apply the ANSI A117.1 - 2003 technical standard in conjunction with the FHA, The guidelines, and HUD's regulations for scoping.</p>			
<input type="checkbox"/>	HUD Fair Housing Accessibility Guidelines published on March 6, 1991, and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994.		
<input type="checkbox"/>	HUD Fair Housing Act Design Manual		
<input type="checkbox"/>	ANSI A117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines.		
<input type="checkbox"/>	CABO/ANSI A117.1 (1992), used with the Fair Housing Act, HUD's regulations, and the Guidelines.		
<input type="checkbox"/>	ICC/ANSI A117.1 (1998), used with the Fair Housing Act, HUD's regulations, and the Guidelines.		
<input type="checkbox"/>	Code Requirements for Housing Accessibility 2000 (CRHA).		
<input type="checkbox"/>	International Building Code 2000 as amended by the 2001 Supplement to the International Codes.		
<input type="checkbox"/>	International Building Code 2003, with one condition		
<input type="checkbox"/>	ICC/ANSI A117.1 (2003), used with the Fair Housing Act, HUD's regulations, and the Guidelines		
<input type="checkbox"/>	2006 International Building Code (loose leaf)		
<input type="checkbox"/>	ICC/ANSI A117.1 (2009).		
<input type="checkbox"/>	ICC International Building Code 2009		
<input type="checkbox"/>	ICC International Building Code 2012		
<input type="checkbox"/>	ICC International Building Code 2015		
<input type="checkbox"/>	ICC International Building Code 2018		

**The information submitted on this form is true and complete to the best of my knowledge. I understand that any changes after submission or inspection report inaccuracies based on the information provided on this form can/will incur additional charges.**

Signature

Name (please print)

Date