

ZEFFERT & ASSOCIATES

Accessibility Site Visit (Master)

CONTACT INFORMATION

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PROJECT PROFILE

Project Name	Sample Property
Visit Type	1
Date of Inspection	01-15-2020
Inspector	Brian Jones
Site Visit Accompaniment	Kevin House/ Julio Perez
Next Action Required:	Physical Site Visit
City	Aiken
State	South Carolina
Number of Buildings	23
Total Number of Units	47
Number of HC Accessible Units	3
Number of A/V Units	1
General Project Notes:	NOTE – Element Findings at Time of Inspection: This inspection report indicates individual elements as Yes, No, or N/A. Each element listed as Yes is compliant and requires no action. Each element listed as No is not compliant and requires action. Each element listed as N/A is non-applicable and requires no action or not installed at the time of inspection.

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General Project Photos



ACCESSIBLE PARKING

Location of Parking	Throughout Property
HC Parking Status	Under Construction
Accessible Parking Photos	

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ACCESSIBLE ROUTE

Accessible Route Location	Throughout Property
Status of accessible route	Under Construction
Add Photos of Accessible Route	

COMMUNITY/COMMON AREAS

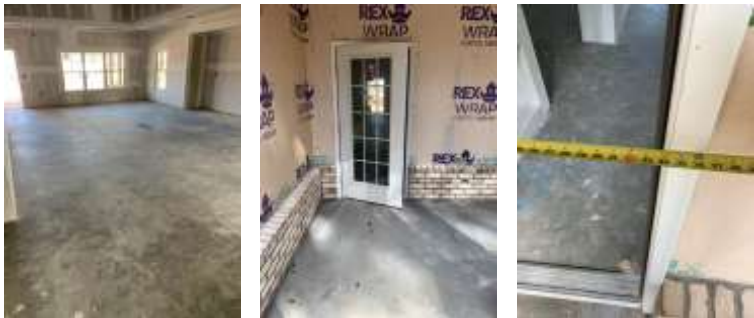
Community Kitchen

Status of this area	Drywall stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Common Kitchen Photos	

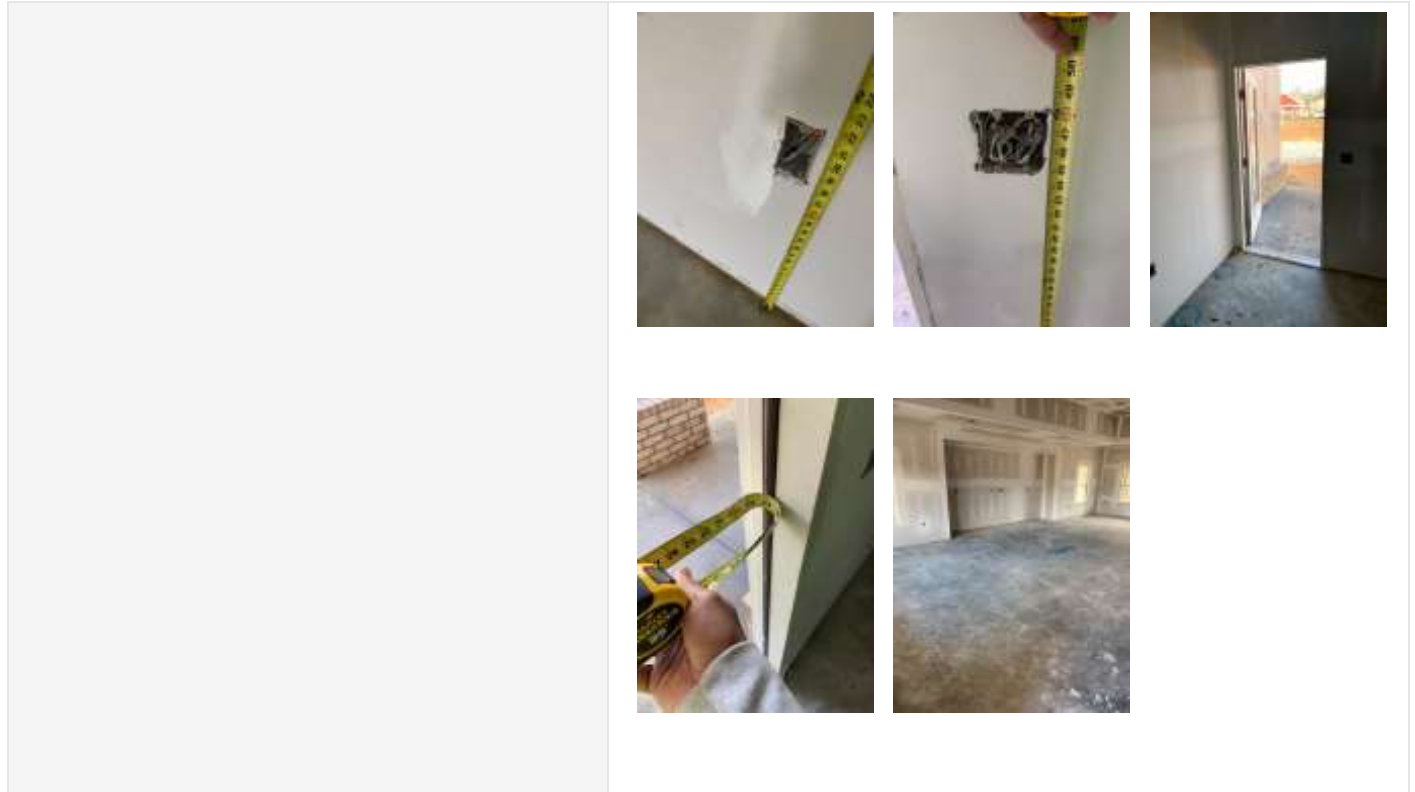
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Community Room

Status of this area	Drywall stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes
Community Room Photos	

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Computer Center

Location of this area	Community Building
Status of this area	Drywall stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes

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Computer Center Photos



Drinking Fountain

Location of drinking fountain	Community Building
Status of Drinking Fountain	Not installed
Drinking Fountain Photos	

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Fitness Center

Location of Fitness Center	Community Building		
Status of this area	Drywall stage		
Fitness Center Photos	    		

Leasing Office

Status of this area	Drywall stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes

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Leasing Office Photos



Other Community Area

Description of Community Area	Community Building
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Electric switches 48" max. AFF and outlets 15" min.	Yes

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Other Community Area Photos

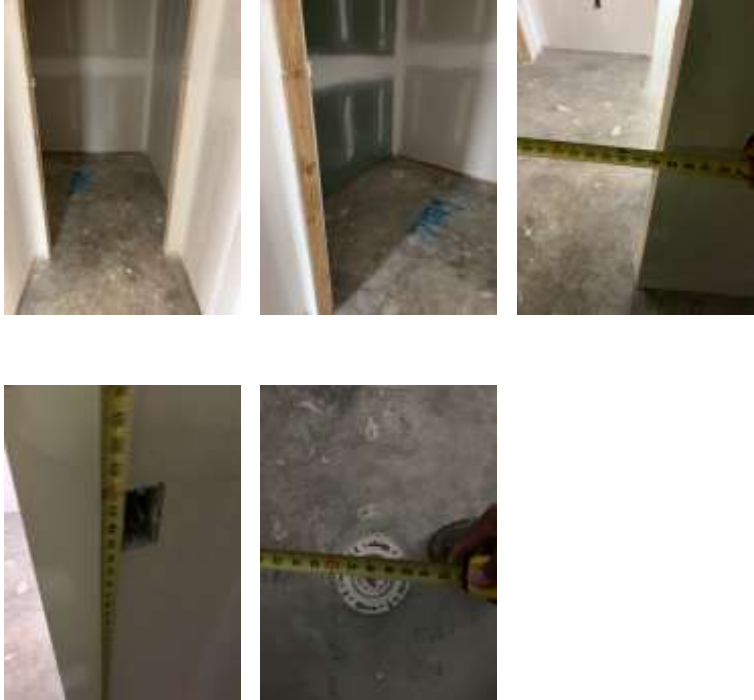


Public Restroom

Public Restroom Description	Community Building Men's
Status of this area	Drywall stage
Restroom Photos	  

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Public Restroom Description	Community Building Women's
Status of this area	Drywall stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Restroom Photos	

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AV UNIT

AV Unit Misc.

Unit Number	Building 4 right side
Comments for AV Unit Misc.	Not framed only a slab
Photos for AV Unit Misc.	

HC UNIT

HC Unit Misc.

Unit Number	Building 23 right side
Number of HC Bedrooms (2 must meet compliance) (UFAS 4.34.2 c)	2
Type of shower/bath	Roll-in Shower
Primary Entrance - clear width 32" min. (UFAS 4.13.5)	Yes
Hall Closet - depth and door opening compliant (UFAS 4.13.5)	Yes
36" min width accessible route through dwelling unit (UFAS 4.34.2 (3), 4.3)	Yes
Comments for HC Unit Misc.	No electrical installed at the time of inspection

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Photos for HC Unit Misc.



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HC Unit Kitchen

Entry and/or door 32" min. (UFAS 4.13.5)	Yes
Additional Comments for HC Unit Kitchen	No electrical installed at the time of inspection
HC Unit Kitchen Photos	

HC - Bathroom Blocking

Status of Blocking	Framing stage
FHA & HC Units - All bathrooms required to have blocking. (UFAS 4.26, FHA 6.3)	In FHA & HC Units ALL bathrooms required to have blocking.

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Bathroom Blocking Photos



HC Unit Bathroom

Status of this area	Framing stage
HC Bathroom Photos	

HC Unit Laundry

Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes
Additional Comments for Laundry Area	No electrical installed at the time of inspection

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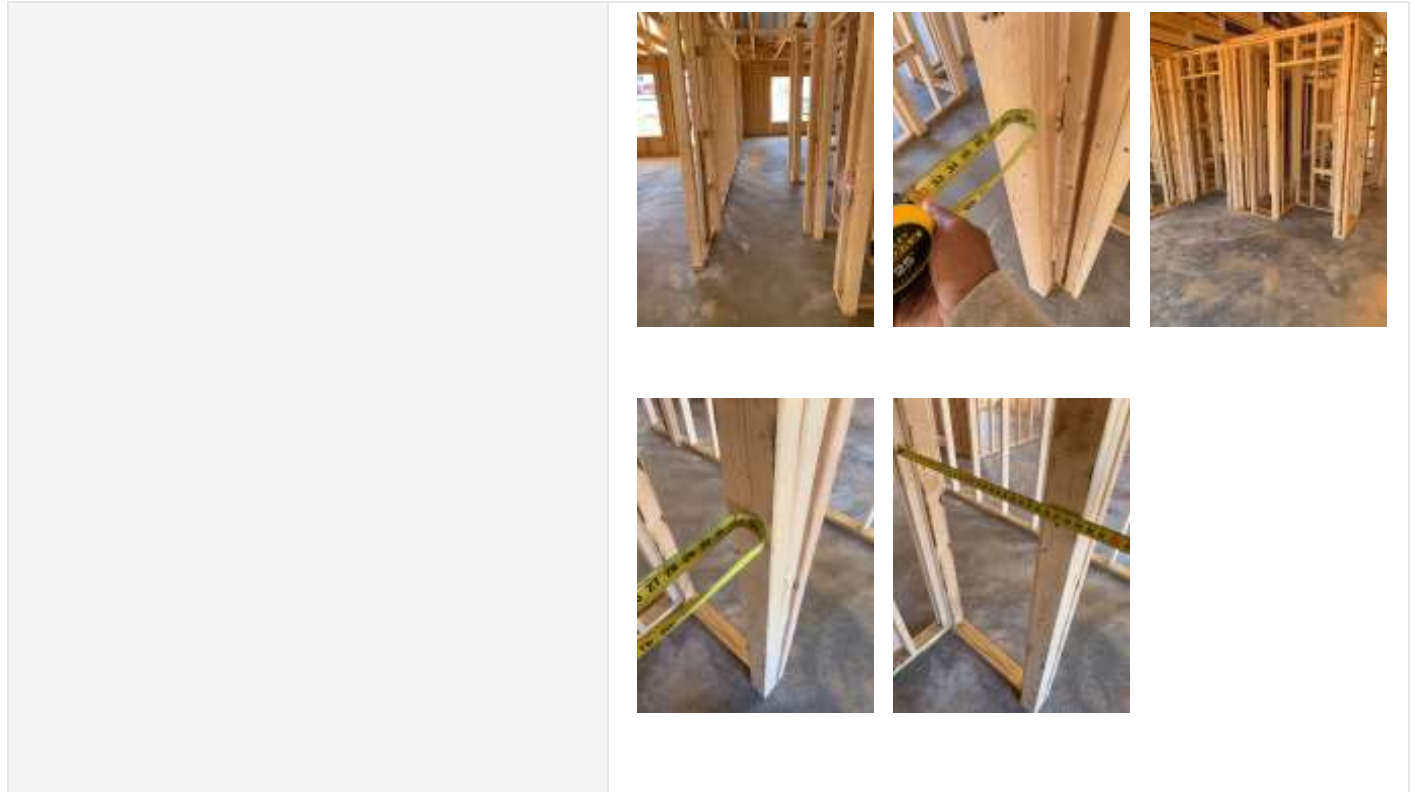
Laundry Area Photos



HC Unit BR

Bedroom Description	Bedrooms 1-2
Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes
Closet - depth and door opening compliant (UFAS 4.13.5)	Yes
Additional Comments for HC Bedroom	No electrical installed at the time of inspection
HC Bedroom Photos	Three photographs showing the interior of a bedroom during the framing stage. The first photo shows a doorway with a clear opening. The second photo shows a corner of the room with wooden studs. The third photo shows a doorway with a yellow measuring tape held against it to check the width.

Accessibility Site Visit (Master)

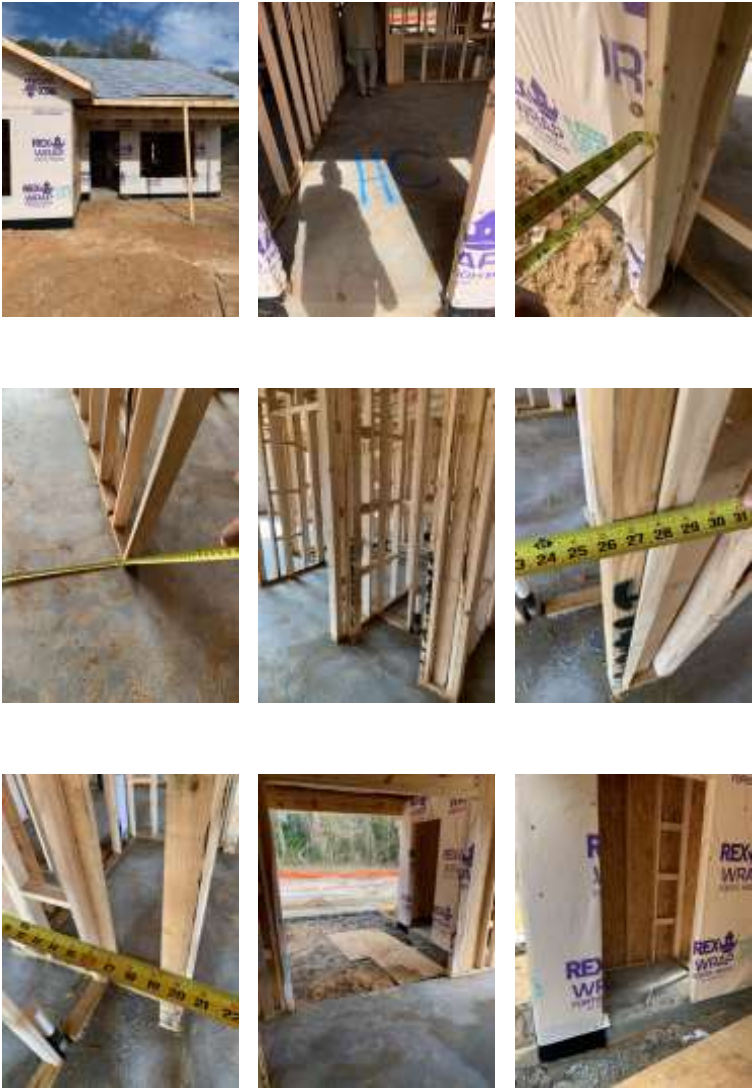


HC UNIT

HC Unit Misc.

Unit Number	Building 20 right side
Number of HC Bedrooms (2 must meet compliance) (UFAS 4.34.2 c)	2
Type of shower/bath	Roll-in Shower
Primary Entrance - clear width 32" min. (UFAS 4.13.5)	Yes
Secondary Entrance - clear width 32" min. (UFAS 4.13.5)	Yes
Storage Entrance - clear width 32" min. (UFAS 4.13.5)	Yes

Accessibility Site Visit (Master)

36" min width accessible route through dwelling unit (UFAS 4.34.2 (3), 4.3)	Yes
Comments for HC Unit Misc.	No electrical installed at the time of inspection
Photos for HC Unit Misc.	 The photographs provide a visual record of the construction progress for the accessible route. The top row shows the exterior of the building and the initial interior framing. The middle and bottom rows consist of close-up shots of the wooden framing where the route is being constructed, with a yellow tape measure held across the opening to verify the 36-inch minimum width requirement. The measurements are clearly visible on the tape, showing 36 inches and more in several instances.

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HC Unit Kitchen

Status of this area	Framing stage
Additional Comments for HC Unit Kitchen	No electrical installed at the time of inspection
HC Unit Kitchen Photos	

HC - Bathroom Blocking

Status of Blocking	Framing stage
FHA & HC Units - All bathrooms required to have blocking. (UFAS 4.26 FHA 6.3)	In FHA & HC Units ALL bathrooms required to have blocking.
2" x 8" blocking installed 32" - 38" AFF for length of 42" for 36" grab bar (UFAS Fig. 47)	Yes

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2" x 8" blocking installed 32" - 38" AFF for length of 54" for 42" grab bar (UFAS Fig. 47)	No
Bathtub or shower enclosure has 2" x 8" blocking installed 32" - 38" AFF on three walls (UFAS Fig. 48)	No
Bathroom Blocking Photos	

HC Unit Bathroom

Status of this area	Framing stage
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HC Bathroom Photos



HC Unit Laundry

Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes
Additional Comments for Laundry Area	No electrical installed at the time of inspection
Laundry Area Photos	

HC Unit BR

Bedroom Description	Bedrooms 1-2
Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes

Accessibility Site Visit (Master)

Closet - depth and door opening compliant (UFAS 4.13.5)	Yes
Additional Comments for HC Bedroom	No electrical installed at the time of inspection
HC Bedroom Photos	     

HC UNIT

HC Unit Misc.

Unit Number	Building 8 right side
Comments for HC Unit Misc.	Not framed, only a slab

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Photos for HC Unit Misc.

