



March 29, 2026

Jaime Birman
Director of Development and Construction
Orbach Affordable Housing Solutions (OAHS)
980 Sylvan Avenue
Englewood Cliffs, New Jersey 07632
Jaime@OAHSAffordable.com

Re: **South Carolina Housing
Manning Gardens
214 Alfred Henery Street
Manning, South Carolina 29102**

Jaime Birman,

We are TK Accessibility Consultants LLC. We are an Accessibility Consulting team working with Owners, Developers, Contractors and Designers to ensure compliance with the applicable accessibility standards and requirements within each project's local jurisdiction. We work for several clients at a national scale, including the State of South Carolina.

TK Accessibility Consultants consists of two managing partners with no employees so all work completed by the team is done so by owner/managers with a vested interest in completing each task to the highest standards. This project will be managed by Thomas Foss with support from Kristin Bjornson.

The following are standards applicable to this project however not necessarily limited to the following:

- The Fair Housing Amendments Act of (FHA)
- Americans with Disabilities Act (ADA) title II and III
- Section 504 of the Rehabilitation Act of 1973 (Section 504)
- South Carolina Housing Qualified Allocations Plan (QAP)
- South Carolina Housing Appendix B Development Design Criteria

We will plan sufficient site inspection before and during construction to ensure that work is complete in compliance with the applicable accessibility standards. The number of site visits will relate to the construction schedule and phasing to view all work when completed. At a minimum we shall have a Pre-construction meeting with the project team and Contractor(s) and Sub-contractors. We shall visit the site during framing, 50% completion and a final inspection. This may result in 10 to 11 visits or more depending how the Contractor phases the project.

We shall meet with the project team of design team and contractors throughout the project to coordinate coming work and completed work to discuss the need for compliance with emphasis on current and pending elements of the construction schedule. Following each inspection, the project team will be provided with an electronic copy of a report with any deficiencies found during the visit. Each report will build off the first report to be used as a tracking document for past deficiencies and current items. We shall note the status of each item to act as a working punch list document as well as a findings report. Upon completion of all work/ the project and any punch list items we shall issue a Compliance Certification letter.

TK Accessibility Consultants
tom@tkaccessibility.com
(585)993-6553
9519 Old Creek Road
Batavia, New York 14020

Contact information:

TK Accessibility Consultants LLC
Thomas Foss- contact for qualifications package
9519 Old Creek Road
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(585) 993-6553
Tom@tkaccessibility.com

Thank you

Thomas Foss
TK Accessibility Consultants
(585)993-6553
tom@tkaccessibility.com
www.tkaccessibility.com

References:

Various As-built and Construction locations : Doug Knight previously with Nova Group, currently with Partner Engineering- (614)-704-8766

Morrisville Project- Scott Milke with Leon Capital- (407)-467-3889

Various As-built locations: Jonathan Bailey- Vice President Axias- (M): 615-299-6385 O: 770-628-2495

Various Projects: Kaitlyn Kurdziel- Project Manager- HUD AEC Services & Building Assessments- AEI Consultants (804)-462-9689

Project List

Project Name	Number of Units	Tenancy	Funding Source
The Villages at Carver, Atlanta Georgia	220 residential units	Family	DCA- Georgia
Cascade at Town Center- MN	214 residential units	Family	Private
Dunnwood Green Apartments, NY	61 residential units	Family	Private and HUD
Brookside 51, KS	170 residential units	Family	Private
581-583 Salem Street, MA	19 residential units	Family	Private
Civic Center Apartments	216 residential units	Family/ Transient- YMCA	State/ Private
Lofts at Woodside Mills- SC	308 residential units	Family	Private
Others on request- similar size and nature as above			

KRISTIN BJORNSON

Park Ridge, IL 60068

(847) 436-9520 - KBjornsonCAsp@gmail.com

PROFESSIONAL SUMMARY

Seasoned Accessibility Compliance Specialist with 10 years of experience working collaboratively with top leaders and staff in the industry to maximize compliance with applicable codes and standards. Well-versed in (comprehensive analysis of operations), process improvement recommendations and best practice introduction. Well-organized and systematic with excellent communication and reporting skills. Certified in California - Certified Access Specialist CAsp.

SKILLS

- ADA, FHA, FHAG, HUD, ANSI, and UFAS regulations
- Federal and state regulations
- Investigations skills
- Compliance knowledge

WORK HISTORY

11/2021 to present **Manager/Co-Owner**

TK Accessibility Consultants

- Complete site inspections, write reports and provide general cost estimates.
- Provide clients with technical assistance.

08/2015 to 10/2021 **Accessibility Compliance Specialist**

Accessibility Services – a division of United Spinal – Kew Gardens, NY

- Managed several large portfolio projects across the United States.
- Focus on plan review, field inspections, technical assistance and report writing.
- Established and cultivated productive relationships with (clients).
- Enhanced (documentation) and operational performance to keep in alignment with deadlines and information tracking.
- Wrote and presented reports outlining findings and recommendations from compliance inspections.
- Presented training sessions to educate architects, contractors and design professionals on compliance of federal and building standards.
- Supported the completion of special projects.

11/2009 to 10/2013 **Accessibility Compliance (Assistant)**

KMS Codes

- Performed plan reviews, the scope of which included all aspects of new and existing building requirements, including accessibility, and to ensure efficiency during the scope of onsite inspections.

- Developed reports outlining investigative findings with reference photography in compliance to applicable guidelines from various sources including but not limited to: ADA, FHA, FHAG, HUD and ANSI standards.

EDUCATION

Bachelor of Arts: Interior Design
Harrington College of Design - Chicago, IL

CERTIFICATIONS

- CASp - Certified Access Specialist - California

THOMAS N. FOSS

9519 Old Creek Road, Batavia, New York

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www.TKAccessibility.com

PROFESSIONAL SUMMARY

A combined 30 years experience in construction as a trades person to design to Accessibility Consulting. Having worked the last 10 plus years with some of the accessibility industry's top leaders and staff. Provided team leadership as project manager, office management, staff developer, plan review, quality control and site inspections. Accustomed to adapting to existing systems as part of a team or independently as may be required, with good problem solving skills, communication skills, reporting skills.

SKILLS

- ADA, FHA, FHAG, HUD, ANSI, and UFAS regulations
- Federal and state regulations
- Team building and development
- Investigation skills
- Problem solving skills
- Code compliance knowledge

WORK HISTORY

11/2021 to present **Manager/Co-Owner**

TK Accessibility Consultants

- Write proposals, contract review and insurance compliance documents.
- Completed plan reviews and design team follow-up
- Complete site inspections, write reports and provide general cost estimates.
- Provide clients with technical assistance and shop drawing reviews.

12/2021 to present **Code Enforcement Office**

Genesee County, New York

- Complete annual inspections of County owned buildings
- Plan review and construction inspections
- Permitting and closeout

03/2014 to 10/2021 **Department Director**

Accessibility Services – a division of United Spinal – Kew Gardens, NY

- Managed and developed staff, coordinated projects and schedules for a staff of up to seven. Included ensuring client products were timely, consistent and accurate.
- Wrote proposals, provided initial contract review and provided clients with insurance compliance documents.
- Completed plan reviews, reviewed junior staff plan reviews for quality control.
- Completed site inspections, inspected virtually with junior staff, provided inspection report quality control and general cost estimates.

- Provided clients with technical assistance and shop drawing reviews.
- Coordinated and completed many large projects as an individual and as a team.
- Established and cultivated productive relationships with (clients).

05/2005 to 02/2014 **Project Manager**

Architecture Unlimited

- Completed coded review and quality control.
- Completed building forensic investigations for construction deficiencies, errors and omissions and code non-compliance.
- Developed projects through design and construction drawings. Included specification editing, proposed AIA contract language and CAD drawings.
- Managed within occupied and operational settings- apartment complex renovations, light commercial warehousing, office/ laboratory and public library in addition to others.
- Managed and developed several office interns at various periods.
- Provided construction administrative role. Role varied between typical architecture administration (CA) and construction manager (CM) with design build aspects.

Construction Manager

1991 to 05/2005 **Various Framing Contractors**

- Worked as a project foreman coordinating daily work plans.
- Provided building layout and work organization within limited spaces.

EDUCATION

Masters Degree in Architecture, University of New York at Buffalo, 2006 Cum Laude

Bachelor of Science in Architecture, University of New York at Buffalo, 2004 Cum Laude

Associate in Applied Science, SUNY Alfred, 1987

CERTIFICATIONS

- New York State Code Official

OTHERS

- Former Town of Bethany, NY Zoning Board member
- Former Town of Bethany, NY Planning Board Chairperson



Accessibility Plan Review

Client Name

Address

Address

Address

Inspection Date- February 20th, 2024 (1)

Inspection Date- April 11th, 2024 (2)

Inspection date- June 3rd, 2024 (3)

Inspection Date- July 18th, 2024 (4)

** Fair Housing Act Guidelines, 2010 ADA Standards, UFAS*

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
1.	Exterior Site Areas						
2.	Parking						
3.	2-20-24	Building 1100	Accessible Parking	2 accessible parking spaces provided at this building. Striping has not been provided for accessible parking or adjacent access aisle.			Open
4.	2-20-24		Signage	Accessible parking signage has not been provided at head of the accessible parking spaces.			Open
5.	2-20-24	Building 1400	Accessible Parking	2 accessible parking spaces provided at this building. Striping has not been provided for accessible parking or adjacent access aisle.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
6.	2-20-24		Signage	Accessible parking signage has not been provided at head of the accessible parking spaces.			Open
7.	4-11-24	Building 900	Signage	Accessible parking signage has not been provided at head of the accessible parking spaces.			Open
8.	4-11-24		Accessible Parking	2 accessible parking spaces provided at this building. Striping has not been provided for accessible parking or adjacent access aisle.			Open
9.	4-11-24	Building 1300	Signage	Accessible parking signage has not been provided at head of the accessible parking spaces.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
10.	4-11-24		Accessible Parking	2 accessible parking spaces provided at this building. Striping has not been provided for accessible parking or adjacent access aisle.			Open
11.	4-11-24	Building 800	Signage	Accessible parking signage has not been provided at head of the accessible parking spaces.			Open
12.	4-11-24		Accessible Parking	2 accessible parking spaces provided at this building. Striping has not been provided for accessible parking or adjacent access aisle.			Open
13.	Accessible Route						
14.	2-20-24	Building 1100- Unit 1105	Entry Threshold	Entry door threshold elevation change measures 1 1/8 inches. Requires ½ inch maximum elevation change with 1:2 bevel at these locations. Ensure entry door maneuvering clearance slope/ cross slope at 2% maximum. 			Open
15.	4-11-24	Ramp from Building 900 and Pavilion	Ramp	Provide elevation change between parking level and ramp transition to sidewalk.			Open
16.	4-11-24		Handrails	Ramp has not been provided handrails both sides.			Open
17.	4-11-24	Ramp from Building 800 and Pavilion	Handrails	Ramp has not been provided handrails both sides.			Open
18.	Exterior Amenities						

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
19.	2-20-24	Garden	Accessible Route	Fencing has not been installed at time of inspection. Review at next opportunity. 			Open
20.	Residential Units- Accessible						
21.	2-20-24	Unit 1101		No issues identified at on site inspection following a zoom call inspection prior.			Closed
22.	2-20-24	Unit 1413- Kitchen	Reach Range	Outlets located on the back splash requires 25 ½ inch deep reach with parallel approach. Requires 24 inch maximum reach.  			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
23.	2-20-24	Unit 1413- Bathroom	Mirror	Bathroom had not been provided with mirror at time of the inspection. 			Open
24.	2-20-24	Unit 1413- Closets	Reach Range	Closet shelving has not been provided at time of the inspection. Highest shelf and rod to be provided at 48 inches AFF maximum.			Open
25.	4-11-24	Unit 1303- Bedroom	Door Maneuvering Clearance	Bedroom (2) right side of unit does not achieve 18 inches pull side clearance within 8 inches of door face with the use of angled wall. Recommend providing door hinged on the opposite side. 			Open
26.	4-11-24	Unit 1303-	General	Unit still being demolished at time of the inspection. Needs full inspection at completion.			Open
27.	FHA Residential Units						

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
28.	2-20-24	Unit 1414- Entry	Threshold	Entry door threshold elevation change measures ¾ inches. Requires ½ inch maximum elevation change. 			Open
29.	2-20-24	Bathroom	Water Closet Centerline	Water closet has not been installed at time of the inspection. Requires centerline at 16 to 18 inches from edge of the bathing fixture. 			Open
30.	2-20-24		Water Closet Clear Floor Space	Water closet clear floor space measures 32 inches from edge of bathing fixture to edge of the countertop overhang.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
31.	2-20-24	Unit 1408- Entry	Threshold	Entry door threshold elevation change measures ¾ inches. Requires ½ inch maximum elevation change. 			Open
32.	2-20-24	Unit 1407- Entry	Threshold	Entry door threshold elevation change measures ¾ inches. Requires ½ inch maximum elevation change. 			Open
33.	2-20-24	Unit 1402- Entry	Threshold	Entry door threshold elevation change measures ¾ inches. Requires ½ inch maximum elevation change.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
34.	2-20-24	Unit 1401 End Unit- Entry	Threshold	Entry door threshold elevation change measures ¾ inches. Requires ½ inch maximum elevation change.			Open
35.	2-20-24	Bathroom	Water Closet Centerline	Water closet has not been installed at time of the inspection. Requires centerline at 16 to 18 inches from edge of the bathing fixture.			Open
36.	2-20-24		Water Closet Clear Floor Space	Water closet clear floor space measures 32 inches from edge of bathing fixture to edge of the countertop overhang. 			Open
37.	4-11-24	Unit 805- Entry	Threshold	Entry door threshold elevation change measures 5/8 inches. Requires ½ inch maximum elevation change. 			Open
38.	4-11-24	Unit 805- Bathroom	Water Closet Centerline	Water closet centerline measures 18 ¼ inches from edge of tub. Requires 16 to 18 inches from the edge of the tub.		Within construction tolerance.	Closed

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
39.	4-11-24	Unit 803- Entry	Threshold	Entry door threshold elevation change measures 1 ¼ inches. Requires ½ inch maximum elevation change. 			Open
40.	4-11-24	Unit 803- Patio Interior	Threshold	Entry door threshold elevation change measures 1 inches. Requires ½ inch maximum elevation change. 		Technically infeasible. Floor structural defect prevents correction.	Closed
41.	4-11-24	Unit 805- Bathroom 2- Right Side	Water Closet Centerline	Water closet centerline measures 18 ½ inches from edge of tub. Requires 16 to 18 inches from the edge of the tub.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
42.	4-11-24	Unit 804- Entry	Threshold	Entry door threshold elevation change measures 1 ¼ inches. Requires ½ inch maximum elevation change. 			Open
43.	4-11-24	Unit 802- Entry	Threshold	Entry door threshold elevation change measures 1 inches. Requires ½ inch maximum elevation change.			Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
44.	6-03-24	Unit 1205- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior and $\frac{3}{4}$ inch interior elevation change. Requires $\frac{1}{2}$ inch maximum elevation change.  	FHA		Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
45.	6-03-24	Unit 1207- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Open
46.	6-03-24	Unit 1203- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Open
47.	6-03-24	Unit 1204- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Open
48.	6-03-24	Unit 1201- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change. 	UFAS		Closed-7-18-24
49.	6-03-24	Unit 1201- Bathroom	Flush Valve	Water closet flush valve located to the side wall of water closet clear floor space. Requires flush valve to the open side of water closet clear floor space.	UFAS		

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
50.	6-03-24	Unit 1202- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Closed-7-18-24
51.	6-03-24	Unit 906- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change. 	FHA		Open
52.	6-03-24	Unit 905- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
53.	6-03-24	Unit 903- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change.	FHA		Open
54.	6-03-24	Unit 904- Entry	Threshold	Entry door threshold elevation change measures 1 inch exterior elevation change. Requires ½ inch maximum elevation change. 	FHA		Open
55.	7-18-24	Unit 705- Patio	Threshold	Patio door threshold elevation change measures ¾ inches. Threshold has not been attached to floor completely. Requires ½ inch maximum elevation change.	FHA		Open
56.	7-18-24	Kitchen	Sink Knee Clearance	Knee clearance at sink measures 2 inches and not correctly attached at the top. If fully attached would measure 6 inches at 27 inches AFF. Requires 8 inches minimum knee clearance depth. 	UFAS		Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
57.	7-18-24	Bathroom	Grab Bars	Grab bar have been switched. 42-inch bar located at rear wall and 36-inch bar located at side wall. Requires 42-inch bar at side wall and 36-inch bar at rear wall.   	UFAS		Open
58.	7-18-24		Pipe Protection	Exposed piping below the lavatory has not been provided. Pipe protection required at all under lavatory exposed piping.	UFAS		Open

Item #	Date	Location	Item	Issue	Applicable Citation*	Contractor Response	Status Closed/ Open
							
59.	7-18-24	Unit 706 Unit 707 Unit 708		No issues identified.	FHA		Closed

End Report



Construction Inspection- Framing

Client Name

Address

Address

Address

Inspection Date: October 4th, 2023

Inspection Date: May 22, 2024

I. Introduction

TK Accessibility Consultants was retained to review the property for compliance with the applicable portions of the 2010 Americans with Disabilities Act (ADA) and Tucson Building Code (IBC) as applicable.

The inspection was conducted by TK Accessibility Consulting staff member Kristin Bjornson.

II. Overview

A. Residential property with 200 residential units and select amenities at clubhouse and exterior located in 14 total buildings.

Item #	Location	Item	Issue	Photo	Recommendation	Date	Open / Closed
1.	Exterior						
2.			No site work completed at the time of this framing inspection.		No action at this time. Review at next site inspection.	10-04-2023	
3.	Building 12 Carport	Accessible Parking	Bottom 24 inches of accessible parking space overlap drain curb.		Restripe parking spaces and access aisle and ALL adjacent spaces to not include drainage curb.	5-22-2024	Open
4.	Leasing Office	Entry Door	Door maneuvering clearance ground surface provided 2% for 47 inches, requires 60 inches minimum depth. Adjacent accessible route measures up to 5%.		Adjust concrete to 60 inches deep with 2% maximum slopes in all directions. OR Install automatic door opener with 2% clear floor space below (or auto sensor).	5-22-2024	Open
5.	Clubhouse Public/ Common						
6.			No public common space framed to point of being able to inspect.		No action at this time. Review at next site inspection.	10-04-2023	
7.	Public Single User Toilet Room- Left	Reinforcement	Accessible water closet vertical side wall grab bar has not been provided with reinforcement.		Install reinforcement and grab bar.	10-04-2023	Closed 5-22-2024
8.		Water Closet	Centerline of water closet measures 18 ½ inches at front to the side wall.		Provide centerline 16-18 inches from side wall.	5-22-2024	Open
9.	Public Single User Toilet Room- Right	Water Closet	Centerline of water closet measures 19 inches from side wall.		Provide centerline 16-18 inches from side wall.	5-22-2024	Open
10.	Fire Extinguisher Boxes	Operable Part	Operable part of extinguishers will be provided greater than 48 inches AFF.		Lower boxes with highest operable part of extinguisher 48 inches AFF maximum.	5-22-2024	Open
11.	Work Space	Outlet	Outlets provided on inside wall of column will not provide clear floor space below.		Relocate outlet to face of column.	5-22-2024	Open
12.	Residential Units- General						
13.	Bathrooms- All Units	Bathing Fixtures	Bathing fixture surround shape is not clear.		Provide bathing fixture surround submittal.	10-04-2023	Open

14.	Type A Units-Bathing Fixtures	Transfer Shower	Clear floor space may not be provided 12 inches past seat in all conditions.		Monitor and review all type A bathing fixture locations and clear floor spaces on future inspections.	10-04-2023	Closed 5-22-2024
15.	Type B	Patio Slider	Sliding patio doors measure up to 1 ½ inches vertical; requires ¾ inch maximum change in level with 1:2 bevel.		Review options with design team.	5-22-2024	Open
16.	Kitchen	Reach Range	Outlets are not provided 24 inches maximum from countertop edge.		Either cut back countertop to 24 inches maximum reach depth, fir out back wall to provide at 24 inches maximum reach depth or install mud ring extender boxes to provide at 24 inches maximum depth.	5-22-2024	Open
17.	Building 1						
18.	Unit 1103- Type A unit C1-H						
19.	Kitchen	Reach Range	Outlets left of range require to be within 24 inches of reach depth.		Review countertop shop submittals to ensure 24 inches maximum reach depth.	10-04-2023	Open
20.	Bathroom	Water Closet Centerline	Water closet centerline measures 15 inches from framing. Will require 16 to 18 inches from finish side wall. Core centerline measures 17½ inches from side wall.		Relocate water closet core hole to finish at 16 to 18 inches from side wall when finished.	10-04-2023 5-22-2024	Open
21.	Patio	Threshold	Review patio door threshold submittals to ensure ½ inch maximum elevation change and 1:2 bevel provided.		Review submittals. Review options with design team.	10-04-2023	Open
22.	Unit 1102- C1						
23.	Common Bathroom	Water Closet Centerline	Water closet centerline measures 21 inches from framing. Will require 16 to 18 inches from finish side wall.		Relocate water closet core hole to finish at 16 to 18 inches from side wall when finished.	10-04-2023	Open
24.		Grab Bar Reinforcement	Grab bar reinforcement has not been provided at all fixture locations needed.		Install remaining grab bar reinforcement.	10-04-2023	Open

25.	Master Bathroom	Door Clear Opening	Linen closet measures greater than 24 inches deep. Door will not provided 32 inches clear opening.		Frame closet depth to 24 inches maximum depth.	10-04-2023	Open
26.	Unit 1101- B1						
27.	Master Bathroom	Door Clear Opening	Closet measures greater than 24 inches deep. Door may not provide 32 inches clear opening.		Frame closet depth to 24 inches maximum depth.	10-04-2023	Open
28.		Water Closet	Core centerline measures 19 ½ inches from side wall.		Provide water closet centerline 16-18 inches from side wall.	5-22-2024	Open
29.	Kitchen	Clearance	Range not installed at time of inspection. 40 inch minimum clearance may be obstructed by range.		Relocate island or provide counter depth appliance to provide 40 inch minimum clearance.	5-22-2024	Open
30.	Building 12						
31.	Unit 12-101- B1-H Type A						
32.	Bathroom	Grab Bar Reinforcement	Grab bar reinforcement has not been provided at all fixture locations needed. Water closet at this location needs reinforcement.		Install grab bar reinforcement.	10-04-2023	Closed 5-22-2024
33.		Reach Range	Outlets and switches have not been provided in bathroom at this inspection.		Review electrical in this at next inspection.	10-04-2023	Open
34.	Unit 12-103						
35.			See general notes			5-22-2024	Open
36.	Unit 12-105						
37.			See general notes			5-22-2024	Open
38.	Building 21						
39.	Unit 21-104 – A1						
40.	Bathroom	Water Closet Centerline	Water closet centerline needs to be verified at time of completed construction.			10-04-2023	Open
41.	Unit 21-103 – A2						
42.	Bathroom	Water Closet Centerline	Water closet centerline needs to be verified at time of completed construction.			10-04-2023	Open
43.	Building 3						
44.	Unit 3105 – Type A						
45.	Bathroom	Bathtub	Controls are not installed at time of inspection.		Provide controls in offset position.	5-22-2024	Open

46.		Water Closet	Centerline measures 17 ½ inches from side wall.		Ensure centerline provided 16-18 inches from side wall.	5-22-2024	Open
47.	Building 11						
48.	Unit 11-102						
49.	Bathroom	Water Closet	Centerline measures 34 ½ inches from side wall.		Ensure centerline provided 16-18 inches from side wall.	5-22-2024	Open
50.	Unit 11-101						
51.	Bathroom	Water Closet	Centerline measures 18 ½ inches from side wall.		Ensure centerline provided 16-18 inches from side wall.	5-22-2024	Open

End Of Report.