



SELF EVALUATION NEEDS ASSESSMENT AND TRANSITION PLAN

PREPARED FOR
Holliday Development

Timberlake Apartments
Inman, SC
Site Visit on April 20, 2026

Expires April 20, 2029

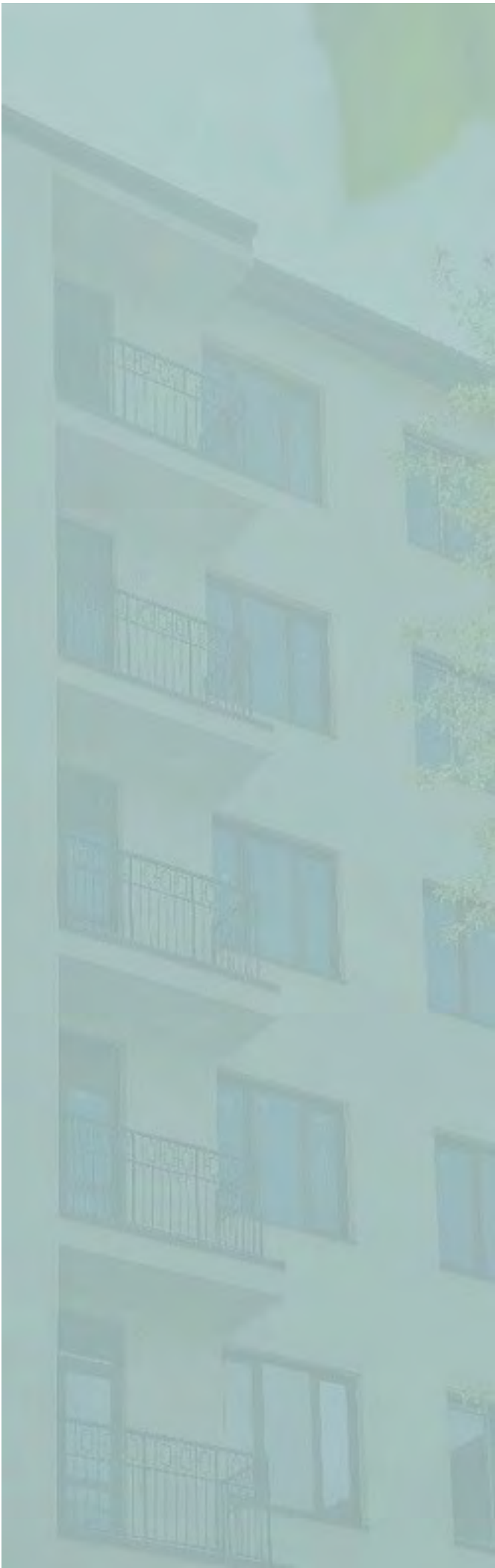
Accessibility Compliance Inspections

CNAs /
PNAs



Blueprint
Reviews

Accessibility Construction Inspections



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Important: Please Read

By accepting this document, Timberlake Apartments and its owners acknowledge that they have read and agree to the following:

- E&A Team, Inc. ("E & A") has relied solely upon information furnished by Timberlake Apartments, its owners, officers, management, and employees in compiling this Self Evaluation, Needs Assessment and Transition Plan (the "E & A SENAT Plan" or "Plan"). To the best of E&A's knowledge, information and belief, all the information contained herein is accurate and true as of the date of the Plan.
- This Plan was compiled in accordance with the methodology and is subject to the legal notices and disclaimers listed on the following pages, "Methodology And Legal Notice."
- E&A has reviewed Timberlake Apartments located at 400 Timberlake View Cir, Inman, SC (the "Complex") for compliance with The Americans with Disabilities Act Title III, Section 504 of the Rehabilitation Act of 1973 (the "Act") and Section 3604 of the Fair Housing Amendments Act of 1988 (the "Amendments Act") only, E&A has not inspected the Complex for compliance with any other federal, state, or local law, regulation, or ordinance. E&A is not responsible and disclaims any liability for the implementation of the Plan by the owners, officers, management, or employees of the Complex.
- E&A is not responsible for the implementation or non-implementation of the Plan, in whole or in part.

E&A TEAM, INC.



M. E. English



METHODOLOGY AND LEGAL NOTICE

Methodology

Section 504 of the 1973 Rehabilitation Act (the "Act") prohibits discrimination against individuals with a disability by those programs or activities receiving federal financial assistance. 29 U.S.C.A. 794. Recipients of financial assistance under a U.S. Department of Agriculture ("USDA") or a U.S. Department of Housing and Urban Development ("HUD") housing program must abide by the applicable regulations in order to comply with Section 504's nondiscrimination mandate and guidelines for accessibility. Facilities which are inaccessible to individuals with disabilities may be in violation of Section 504 by excluding such individuals from participating in or enjoying the benefits of a federally assisted program.

Title I of The Americans with Disabilities Act of 1990 ("ADA") prohibits discrimination against individuals with disabilities in employment. Title II of the Americans with Disabilities Act prohibits "public entities," including all public housing authorities, from discriminating against qualified individuals with a disability by excluding such individuals from participation in, or the benefits of, any program or activity of state or local government. 42 U.S.C.A. 12131 et seq. The regulations require such public entities to operate facilities that are "readily accessible to and usable" by individuals with disabilities. 28 CFR 35.149 et seq. Title III of The Americans with Disabilities Act prohibits entities, operating areas of public accommodation, from discriminating against individuals with a disability.

If physical construction or alterations commence after July 26, 1992, but prior to September 15, 2010, then new construction and alterations must comply with either the UFAS or the 1991 ADAAG Standards except that the elevator exemption contained at section 4.1.3(5) and section 4.1.6(1)(k) of the 1991 ADAAG Standards shall not apply. If physical construction or alterations commence on or after September 15, 2010, and before March 15, 2012, then new construction and alterations may comply with one of the following: the 2010 ADAAG Standards, UFAS, or the 1991 ADAAG Standards except that the elevator exemption contained at section 4.1.3(5) and section 4.1.6(1)(k) of the 1991 Standards shall not apply. If physical construction or alterations commence on or after March 15, 2012, then new construction and alterations subject to this section shall comply with the 2010 ADAAG Standards.

Section 3604 of the Fair Housing Amendments Act of 1988 ("Amendments Act") prohibits discrimination in the sale or rental of housing to individuals who have a physical disability or handicap. 42 USCA 3604. "In connection with the design and construction of covered multi-family dwellings must be constructed in such a manner that all premises within such dwellings contain the following features of adaptive design: an accessible route into and through the dwelling; light switches, electrical outlets, thermostats, and other environmental controls in accessible locations; reinforcements in bathroom walls to allow later installation of grab bars; and useable kitchens and bathrooms such that an individual in wheelchair can maneuver about the space." 42 USCA 3604(f)(3)(C)(iii).

Section 3604(f)(4) of the Amendments Act states, "Compliance with the appropriate requirements of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people (commonly cited as "ANSI A117.1") suffices to satisfy the requirements of paragraph (3)(C)(iii)."

The U.S. Department of Housing and Urban Development regulations promulgated pursuant to Section 3604 of the Amendments Act, like the Amendments Act itself, requires that all premises within covered multifamily dwelling units to contain certain features of adaptive design including: an accessible route into and through the covered dwelling unit; light switches, electrical outlets, thermostats, and other environmental controls in accessible locations; reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower, stall and shower seat, where such facilities are provided; and usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space. 24 CFR 100.205(c)(3). The regulations also state that compliance with the appropriate requirements of ANSI A117.1-1986 suffices to satisfy the requirements of paragraph (c)(3) of the regulation. 24 CFR 100.205(e).

E&A utilizes UFAS standards to inspect and evaluate accessibility under Section 504 of the 1973 Rehabilitation Act and the ADA. E&A does not utilize ADAAG in its inspections, and expresses no opinion as to whether the Complex is or is not in compliance with ADAAG.

E&A utilizes ANSI A117.1-1986 to evaluate accessibility under Section 3604 of the Fair Housing Amendments of 1988. E&A does not utilize any other version of ANSI A117.1 in its inspections, and expresses no opinion as to whether the Complex is or is not in accordance with any later or earlier version or release of ANSI A117.1.

Legal Notice

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E&A utilizes UFAS standards to inspect and evaluate accessibility under Section 504 of the 1973 Rehabilitation Act and the ADA. E&A does not utilize ADAAG in its inspections, and expresses no opinion as to whether the Complex is or is not in compliance with ADAAG. Implementation of the E&A SENAT Plan does not guarantee compliance with UFAS, Section 504, or the ADA.

E&A utilizes ANSI A117.1-1986 to inspect and evaluate accessibility under Section 3604 of the Fair Housing Amendments Act of 1988. E&A does not utilize any other version of ANSI A117.1 in its inspections, and expresses no opinion as to whether the Complex is or is not in accordance with any later or earlier version or release of ANSI A117.1. Implementation of the E&A SENAT Plan does not guarantee compliance with the Amendments Act, or the regulations promulgated thereunder.

The Complex, its owners, officers, and management hereby acknowledge by the receipt of this Plan that no portion, in whole or part, of the E&A SENAT Plan has been relied upon to bring the complex into complete compliance with federal, state, or local law.

The Complex, its owners, officers, and management acknowledge that E&A's compensation is incommensurate with the potential for liability involved in the performance of services and that risk cannot be adequately covered by liability insurance currently available. In order to induce E&A to undertake the performance of the services, namely Complex inspection and compilation of the E&A SENAT Plan, the Complex, its owners, officers, and management agree to limit the liability of E&A to the Complex, its owners, officers, and management, or to any other 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, such that the liability of E&A for any and all losses, damages and costs including, without limitation, attorney's fees resulting from E&A's negligence, professional or otherwise, shall not exceed the amount of the fees paid to E&A by the Complex, its owners, officers, and management for services.

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1. SELF-EVALUATION, NEEDS ASSESSMENT

This section provides an overview of the complex and outlines the areas that are out of compliance

Based on the information obtained from Timberlake Apartments representatives, Timberlake Apartments utilizes federal funding or an agency that utilizes 504 requirements, therefore it would be required for Timberlake Apartments to be reviewed for Section 504 compliance issues.

Areas intended to accommodate the general public such as the Timberlake Apartments office should be reviewed for Americans with Disabilities Act requirements. This would also include office parking and an accessible route to the parking.

Scope of an E&A SENAT Plan

Under Section 504 of the Rehabilitation Act of 1973 ("Section 504"), if structural changes are needed to be in compliance, covered entities under 504 are required to conduct a self-evaluation, needs assessment and transition plan. Additionally, a self-evaluation needs assessment and transition plan is a helpful tool in complying with The Fair Housing Act and the ADA.

The purpose of an E&A Team, Inc., Self-Evaluation, need assessment and transition plan is to detail what alterations must be made to the physical plant, units, facilities, and policies of the complex to comply with the accessibility standards required under Section 504, the Fair Housing Act and or the ADA. Please note: Throughout this report, the Self-Evaluation, Needs Assessment and Transition Plan will be referred to by the acronym: **SENAT Plan**.

Note: For the purposes of this **E&A SENAT Plan**, the terms "handicapped," "disabled," and "impaired" are used interchangeably herein.

- **General Public Contact:** Public contact is made through interviews, newspaper ads, coordinated service efforts with outside agencies servicing handicap/disability issues, office walk-ins and telephone contact.

Overview of the Facilities

- **Site:** The site is well located with paved on-site parking. The site is completely paved and/or landscaped.
- **Buildings:**
 - ♦ 64 units are provided in 9 buildings. The office and laundry room are in the same building. There are 32 two-bedroom units and 32 three-bedroom units.
 - **Amenities:**
 - ♦ Kitchens include cabinets, oven/range, range hood, refrigerator, and dishwasher. Apartments include closets, electric heat, electric water heater, air conditioning, low-pile carpeting, washer-dryer hookups, and individual thermostat controls.

- ♦ This apartment community has 4 fully accessible units designed for persons with mobility impairments. Accessible unit numbers: 905,907,1410,1412
- **Maintenance:**
 - ♦ Timberlake Apartments provides maintenance for the buildings, hallways and common areas. There is not a maintenance room within the complex.

SENAT Plan

- **Accessibility:** Section 504 requires the apartment community to develop a plan to remove barriers that block access from persons with disabilities. The plan should provide for the elimination of these barriers as soon as financially and administratively feasible.
- **Needs:** The following areas are proposed changes to be made under reasonable accommodations when necessary as required by Section 504 of the 1973 Rehabilitation Act, ADA, and/or Fair Housing Act.
- **Buildings:**
 - ♦ A minimum of 5% of total dwelling units must be accessible for individuals with mobility impairment, unless constructed before July 11, 1988 (HUD) or June 10, 1982 (USDA/RD). Before these dates, recipients must assure that their facilities comply with these standards when a qualified disabled person applies for admission or when funds are available. Timberlake Apartments operates 64 units of family housing in 9 buildings. Timberlake Apartments currently has 4 (6.3%) such units, therefore this meets the required number. The waiting list should be maintained for the apartments to assure access of persons with disabilities as allowed under current regulations.
 - ♦ For HUD funded units an additional 2% of units (at least one, if 2% is less than one) must be accessible for persons with hearing and/or vision impairments unless constructed before July 11, 1988. Before these dates, recipients are encouraged to meet these standards. The installation of door bells with flashing lights is recommended as a reasonable accommodation. Smoke alarms with flashing lights hardwired to the electric system are required in all bedrooms of the accessible units.
 - ♦ Local, state and/or federal (USDA/RD, HUD) agencies may require higher percentages if census data or other available data indicate that more units are needed.
 - ♦ With respect to the design and construction requirements, HUD may encourage, but cannot require, states and units of local government to include in their existing procedures for the review and approval of newly constructed covered multifamily dwellings, determinations as to whether the design and construction of such dwelling are consistent with the requirements of the Fair Housing Act, HUD's implementing regulations, and the Fair Housing Accessibility Guidelines.
- **Policies and Lease:**
 - ♦ The policies and lease may require modifications to assure that the apartments for mobility impaired individuals are used by persons with disabilities, by adding a lease addendum requiring persons without mobility impairment or hearing disability to move to another apartment when a person with a disability requires the apartment.
 - ♦ Policies should be reviewed for the following:

- Assure a grievance procedure for Section 504 compliance.
- Secure input from organizations representing persons with disabilities on all new policy changes and programs.
- Assure a policy to permit assistance animals where necessary to assist persons with disabilities.
- Assure an adaptable workplace to accommodate the needs of an employee or applicant with disabilities.

NOTE: The following are issues to be addressed in order to meet the combined or individual requirements of Section 504, ADA, and the Fair Housing Amendments Act. These may also be issues addressed under reasonable accommodation. Section 504 does not require a recipient to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or activity or an undue financial and administrative burdens. A recipient is not required to make structural changes in existing facilities where other methods are effective in achieving compliance. In choosing among available methods, a recipient shall give priority to those methods that serve qualified disabled persons in the most integrated setting appropriate. A recipient shall make reasonable accommodation to the known physical or mental limitations of an otherwise qualified applicant with disabilities or employee with disabilities, unless the recipient can demonstrate that the accommodation would impose an undue hardship on the operation of its program. A recipient may not deny any employment opportunity to a qualified disabled employee or applicant if the basis for the denial is the need to make reasonable accommodation to the physical or mental limitation of the employee or applicant.

Public accommodations covered by Title III of the ADA must remove architectural barriers in existing facilities, including communications, barriers that are structural in nature, where such removal is readily achievable. The ADA defines readily achievable as "easily accomplishable and able to be carried out without much difficulty or expense." (Americans with Disabilities Act Accessibility Guidelines)

NOTE: In the following section, text that is in italics represent direct excerpts from UFAS, ANSI 117.1 1986, or the Fair Housing Act, and any references made within these sections can be found in the respective publication.

PLEASE NOTE: Numbers or exact text that is within parentheses is actual explanation of the conditions or locations.

Office

1. Repaint or remodel access aisle adjacent to accessible parking space to provide regulation width. (Space at office should be van accessible, see photo 305)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ADA 4.1.2 Accessible Sites and Exterior Facilities: New Construction. An accessible site shall meet the following minimum requirements:

(5)

(b) One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated 'van accessible' as required by 4.6.4. The vertical clearance at such spaces shall comply with 4.6.5. All such spaces may be grouped on one level of a parking structure.

EXCEPTION: Provision of all required parking spaces in conformance with 'Universal Parking Design' (see appendix A4.6.3) is permitted.

2. Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No access aisle - see photo 305)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

ADA 4.6.3 Parking Spaces. Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle (see Fig. 9). Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.*

3. Remodel accessible pathway to be within regulation cross slope. (See photos 318 and 319)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ADA 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

4. Remodel accessible pathway to be within regulation slope. (See photos 316 and 317)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ADA 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

5. Replace hardware of interior door(s) with hardware that meets regulations. (See photos 320 - 322.)

UFAS 4.13.9 DOOR HARDWARE. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.29.3. Mount no hardware required for accessible door passage higher than 48 in (1220 mm) above finished floor.*

ANSI 4.13.9 Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. They shall be mounted within reach ranges specified in 4.2. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.27.3.*

ADA 4.13.9 Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.*

Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 in (1220 mm) above finished floor.

6. Remodel kitchen sink so that it will be at regulation height. (See photo 326)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(1) The sink and surrounding counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28 in, 32 in, and 36 in (710 mm, 815 mm, and 915 mm), measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30 in (760 mm).

ANSI 4.32.5.5 Sink. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(1) The sink and surrounding counter shall be adjustable or replaceable as a unit at variable heights between 28 in and 36 in (710 mm and 915 mm), measured from the finished floor to the top of the counter surface or sink rim, or shall be mounted at a fixed height no greater than 34 in (865 mm), measured from the finished floor to the top of the counter surface or sink rim.

7. Remodel kitchen to provide required clear knee space under sink. (See photo 324)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(7) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow forward approach to the sink. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30 in (760 mm) and a clear depth of 19 in (485 mm).

ANSI 4.32.5.5* Sink. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):

(7) A clear floor space of 30 in by 48 in (760 mm by 1220 mm) shall allow forward approach to the sink. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the sink. The knee space shall have a minimum clear width of 30 in (760 mm).

8. Replace hardware on restroom door with hardware of regulation type. (See photo 329)

UFAS 4.22.2 DOORS. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into the clear floor space required for any fixture.

UFAS 4.13.9* DOOR HARDWARE. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.29.3. Mount no hardware required for accessible door passage higher than 48 in (1220 mm) above finished floor.

ANSI 4.22.2 Doors. All doors to accessible toilet rooms, bathrooms, bathing facilities, and shower rooms shall comply with 4.13. Doors may swing into the clear floor space required for any fixture only in a toilet or bathroom for individual use that provides sufficient maneuvering space (see Fig. 3) within the room for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door, and exit.

ANSI 4.13.9* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. They shall be mounted within reach ranges specified in 4.2. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.27.3.

ADA 4.22.2 Doors. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into the clear floor space required for any fixture.

ADA 4.13.9* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 in (1220 mm) above finished floor.

9. Provide/Correct back grab bar at toilet. Grab bar must meet all requirements for size and location. (Not 36 inches, See photo 335; See photo 347)

UFAS 4.16.4 GRAB BARS. Grab bars for water closets not located in stalls shall comply with Fig. 29 and 4.26.*

ANSI 4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with Fig. 29 and with 4.24.*

ADA 4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 4.26 and Fig. 29. The grab bar behind the water closet shall be 36 in (915 mm) minimum.*

10. Replace restroom toilet with one that meets all requirements for controls. (See photo 334)

UFAS 4.16.5 FLUSH CONTROLS. Flush controls shall be hand operated or automatic and shall comply with 4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 in (1120 mm) above the floor.*

ANSI 4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 4.25.4. Controls for flush valves shall be mounted for use from the wide side of the toilet stall and shall be no more than 44 in (1120 mm) above the floor.*

ADA 4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 in (1120 mm) above the floor.*

11. Relocate restroom dispenser to provide controls within side reach ranges. (See photo 339; See photo 346)

UFAS 4.22.7 CONTROLS AND DISPENSERS. If controls, dispensers, receptacles, or other equipment is provided, then at least one of each shall be on an accessible route and shall comply with 4.27.

UFAS 4.27.3 HEIGHT. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Except where the use of special equipment dictates otherwise, electrical and communications system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.*

UFAS 4.2.6 SIDE REACH. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c).*

ANSI 4.22.4 Controls and Dispensers. If controls, dispensers, receptacles, or other equipment are provided, at least one of each shall be on an accessible route and shall comply with 4.25.

ANSI 4.25.3 Height. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Except where the use of special equipment dictates otherwise, electrical and communications-system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.

ANSI 4.2.6 Side Reach. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c).

ADA 4.22.7 Controls and Dispensers. If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 4.27.

ADA 4.27.3 Height. The highest operable part of controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Electrical and communications system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.*

EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

ADA 4.2.6 Side Reach. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig 6, Fig. 6(a) and Fig (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig 6(c).*

Community

1. Correct slope of accessible parking spaces and accessible aisles. (See photos 207-210, 213-214.)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

ANSI 4.3 Accessible Route

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

2. Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No access aisle - see photo 225.)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

3. Modify access aisle adjacent to accessible parking space so that it will connect to the accessible route. (No access aisle and no curb ramp connection to accessible route, See photos 226 and 227 .)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

4. Replace or install accessible parking signs that meet all regulations. (No signs - See photo 225-226.)

UFAS 4.6.4 SIGNAGE. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility (see 4.30.5). Such signs shall not be obscured by a vehicle parked in the space.*

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

5. Connect accessible route pathway to all elements within site. (No AR pathway to the dumpster. See photos 362 and 363)

UFAS 4.3.2 LOCATION.

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

ANSI 4.3.2 Location

(2) Accessible routes shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

6. Remodel accessible pathway to be within regulation cross slope. (See photos 293 - 296)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

7. Remodel accessible pathway to be within regulation slope. (See photo 301 - 302)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

8. Remodel ramp(s) along the accessible route to provide handrails on both sides. (See photo 299; See photo 301)

UFAS 4.8.5 HANDRAILS. If a ramp run has a rise greater than 6 in (250 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps. Handrails shall comply with 4.26 and shall have the following features:*

ANSI 4.8.5 Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps. Handrails shall have the following features:*

9. Remodel ramp(s) along the accessible route so that slope will be within requirements. (See photos 301 and 302.)

UFAS 4.8.2 SLOPE AND RISE. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as shown in Table 2 if space limitations prohibit the use of a 1:12 slope or less (see 4.1.6).*

ANSI 4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any ramp run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as shown in Table 3 if space limitations prohibit the use of a 1:12 slope or less.*

Apartment Exterior

1. Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No striping for space or access aisle. See photo 242; No access aisle, see photo 252)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

2. Correct slope of accessible parking spaces and accessible aisles. (See photos 243 and 244.; See photos 247-253. ; See photos 285- 288)

UFAS 4.6.3 PARKING SPACES. Parking spaces for disabled people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.*

EXCEPTION: If accessible parking spaces for vans designed for handicapped persons are provided, each should have an adjacent access aisle at least 96 in (2440 mm) wide complying with 4.5, Ground and Floor Surfaces.

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

ANSI 4.3 Accessible Route

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

3. Repaint parking lot to provide accessible parking spaces for each accessible unit. (One space for two accessible units in 1400 building, see photo 252)

UFAS 4.1.1 ACCESSIBLE SITES AND EXTERIOR FACILITIES: NEW CONSTRUCTION. An accessible site shall meet the following minimum requirements:

(5)

Reg 4.1.1.(5)(d) not found in UFAS codes table.

Reg 4.1.1.(5)(d)(i) not found in UFAS codes table.

4. Replace or install accessible parking signs that meet all regulations. (Sign is missing. See photo 285)

UFAS 4.6.4 SIGNAGE. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility (see 4.30.5). Such signs shall not be obscured by a vehicle parked in the space.*

ANSI 4.6.1 General. Accessible parking spaces shall comply with 4.6.2. Accessible passenger loading zones shall comply with 4.6.3.

Parking spaces designated for physically handicapped people and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically handicapped people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

ANSI 4.6.2 Parking Spaces. Parking spaces for physically handicapped people shall be at least 96 in (2440 mm) wide and shall have an adjacent access aisle 60 in (1525 mm) wide minimum (see Fig. 9). Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.*

Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign showing the symbol of accessibility (see 4.28.5). Such signs shall not be obscured by a vehicle parked in the space.

5. Remodel accessible pathway to be within regulation slope. (See photos 259 and 260)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

6. Remodel accessible pathway to be within regulation cross slope. (See photos 223 and 224.; See photos 255 -256, 261-262)

UFAS 4.3.7 SLOPE. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

ANSI 4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

7. Remodel curb ramp(s) along the accessible route to be within required slope. (See photo 279 and 280; See photo 290 and 291)

UFAS 4.7.2 SLOPE. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as shown in Fig. 11. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

UFAS 4.8.2 SLOPE AND RISE. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as shown in Table 2 if space limitations prohibit the use of a 1:12 slope or less (see 4.1.6).*

ANSI 4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as shown in Fig. 11. Maximum counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp or accessible route shall not exceed 1:20.

8. Curb ramp(s) should be added to curb(s) along the accessible route where required. (Not aligned with access aisle See photo 233 and 235)

UFAS 4.7.1 LOCATION. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.

ANSI 4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.

Dwelling Units

1. Remodel laundry to provide required turn around clear space. (Unit 905(2BR): See photo 026.; Unit 907(2BR): See photo 059; Unit 1412(3BR): See photos 078 and 079 - Laundry hook ups are in a tiny side closet.; Unit 1410(3BR): See photo 099 and 100.)

UFAS 4.34.7 LAUNDRY FACILITIES. If laundry equipment is provided within individual accessible dwelling units, or if separate laundry facilities serve one or more accessible dwelling units, then they shall meet the requirements of 4.34.7.1 through 4.34.7.3.

UFAS 4.2.3 WHEELCHAIR TURNING SPACE. The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).*

2. Remodel dwelling unit controls so that controls will be within required side reach range. (Unit 905(2BR): See photo 005.; Unit 907(2BR): See photo 042.; Unit 1412(3BR): See photo 074.; Unit 1410(3BR): See photo 098.)

UFAS 4.34.2 MINIMUM REQUIREMENTS. An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:*

(9) All controls in accessible spaces shall comply with 4.27. Those portions of heating, ventilating, and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible to people in wheelchairs. If air distribution registers must be placed in or close to ceilings for proper air circulation, this specification shall not apply to the registers.

UFAS 4.27.3 HEIGHT. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Except where the use of special equipment dictates otherwise, electrical and communications system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.*

UFAS 4.2.6 SIDE REACH. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c).*

3. Replace dwelling unit storage door hardware with regulation type. (Unit 905(2BR): See photo 008.; Unit 907(2BR): See photo 043.; Unit 1412(3BR): See photo 076.; Unit 1410(3BR): See photo 099 for laundry unit door.)

UFAS 4.34.2 MINIMUM REQUIREMENTS. An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:*

(8) Storage in accessible spaces in dwelling units, including cabinets, shelves, closets, and drawers, shall comply with 4.25.

UFAS 4.25.4 HARDWARE. Hardware for accessible storage facilities shall comply with 4.27.4. Touch latches and U-shaped pulls are acceptable.

UFAS 4.27.4 OPERATION. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N).

4. Remodel dwelling unit storage non-passage doorways to regulation size. (Unit 905(2BR): See photo 007.; Unit 907(2BR): See photo 043.)

UFAS 4.34.2 MINIMUM REQUIREMENTS. An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:*

(6) Doors to and in accessible spaces that are intended for passage shall comply with 4.13, except that the provisions of 4.13.9 apply only to the doors at accessible entrances to the unit itself.

UFAS 4.13.5 CLEAR WIDTH. Doorways shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 24(a), (b), (c), and (d)). Openings more than 24 in (610 mm) in depth shall comply with 4.2.1 and 4.3.3 (see Fig. 24(e)).

EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 in (510 mm) minimum.

5. Relocate bathroom toilet paper holder to required location. (Unit 1412(3BR): See photo 083.)

UFAS 4.34.5 BATHROOMS. Accessible or adaptable bathrooms shall be on an accessible route and shall comply with the requirements of 4.34.5.*

UFAS 4.34.5.2 WATER CLOSETS.

(4) The toilet paper dispenser shall be installed within reach as shown in Fig. 47(b).

6. Install bathroom grab bars around toilet. Grab bars must meet regulations for location and length. (Unit 905(2BR): See photos 015 and 020. (two bathrooms in the units); Unit 907(2BR): None See photos 044 and 050.; Unit 1412(3BR): See photo 083.; Unit 1410(3BR): See ref photo 83 for other 3br units master bath and photo 103 for hallway bathroom. (Units master bath was occupied by a sick tenet))

UFAS 4.34.5 BATHROOMS. Accessible or adaptable bathrooms shall be on an accessible route and shall comply with the requirements of 4.34.5.*

UFAS 4.34.5.2 WATER CLOSETS.

(3) Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Fig. 47(b). If provided, grab bars shall be installed as shown in Fig. 29 and shall comply with 4.26.

7. Remodel bathroom lavatory to provide required toe and knee clearances. (Unit 905(2BR): See photos 013, 014 and 019.; Unit 907(2BR): See photo 045, 046 and 051; Unit 1412(3BR): See photo 081.; Unit 1410(3BR): See photo 101)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(1) The lavatory and mirrors shall comply with 4.22.6.

UFAS 4.22.6 LAVATORIES AND MIRRORS. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19.

UFAS 4.19.2 HEIGHT AND CLEARANCES. Lavatories shall be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finished floor. Provide a clearance of at least 29 in (735 mm) from the floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

8. Mount bathroom medicine cabinets at regulation height. (Unit 905(2BR): See photo 018; Unit 907(2BR): See photo 049.; Unit 1412(3BR): See photo 084.; Unit 1410(3BR): See ref photo 084.)

UFAS 4.34.5.3 LAVATORY, MIRRORS, AND MEDICINE CABINETS.

(3) If a medicine cabinet is provided above the lavatory, then the bottom of the medicine cabinet shall be located with a usable shelf no higher than 44 in (1120 mm) above the floor.

9. Install bathtub grab bars that meet all requirements for location and length. (Unit 905(2BR): See photo 023.; Unit 907(2BR): See photo 055.; Unit 1412(3BR): See photo 086.; Unit 1410(3BR): None See photo 106)

UFAS 4.34.5.4 BATHTUBS. If a bathtub is provided, then it shall have the following features:

(3) Grab bars. Structural reinforcement or other provisions that will allow installation of grab bars shall be provided in the locations shown in Fig. 48. If provided, grab bars shall be installed as shown in Fig. 34 and shall comply with 4.26.

10. Replace bathroom in-tub seat(s) with in-tub seat(s) that meet all requirements. (Unit 905(2BR): See photo 023)

UFAS 4.34.5.4 BATHTUBS. If a bathtub is provided, then it shall have the following features:

(2) Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Fig. 33 and 34. The structural strength of seats and their attachments shall comply with 4.26.3. Seats shall be mounted securely and shall not slip during use.

11. Remodel bathtub to provide controls within regulation location. (Unit 1412(3BR): See photo 087.)

UFAS 4.34.5.4 BATHTUBS. If a bathtub is provided, then it shall have the following features:

(4) Controls. Faucets and other controls shall be located as shown in Fig. 34 and shall comply with 4.27.4.

12. Install required in-tub seat for bathtub. (Unit 907(2BR): See photo 055.; Unit 1412(3BR): See photo 086.; Unit 1410(3BR): None See photo 106)

UFAS 4.34.5.4 BATHTUBS. If a bathtub is provided, then it shall have the following features:

(2) Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Fig. 33 and 34. The structural strength of seats and their attachments shall comply with 4.26.3. Seats shall be mounted securely and shall not slip during use.

13. Remodel kitchen to provide required clearance between opposing cabinets, counter tops, appliances and/or walls. (Unit 905(2BR): See photos 030 and 031.; Unit 907(2BR): See photo 061.)

UFAS 4.34.6.1 CLEARANCE. Clearances between all opposing base cabinets, counter tops, appliances, or walls shall be 40 in (1015 mm) minimum, except in U-shaped kitchens, where such clearance shall be 60 in (1525 mm) minimum.*

UFAS 4.34.2 MINIMUM REQUIREMENTS. An accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:*

(2) Accessible spaces shall have maneuvering space complying with 4.2.2 and 4.2.3 and surfaces complying with 4.5.

UFAS 4.2.3 WHEELCHAIR TURNING SPACE. The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).*

14. Remodel kitchen to provide required knee clearances under counter top. (Unit 905(2BR): See photo 033.; Unit 907(2BR): See photo 062.; Unit 1412(3BR): See photo 090; Unit 1410(3BR): See photo 110.)

UFAS 4.34.6.4 WORK SURFACES. At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Fig. 50):

(4) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in (760 mm) and a minimum clear depth of 19 in (485 mm).

15. Remodel kitchen counter to meet height and width requirements. (Unit 905(2BR): See photo 032; Unit 907(2BR): See photo 063.; Unit 1412(3BR): See photo 092; Unit 1410(3BR): See photo 113.)

UFAS 4.34.6.4 WORK SURFACES. At least one 30 in (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Fig. 50):

(1) The counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28 in, 32 in, and 36 in (710 mm, 815 mm, and 915 mm), measured from the top of the counter surface.

16. Remodel kitchen sink so that it will be at regulation height. (Unit 905(2BR): See photo 035.; Unit 907(2BR): See photo 065.; Unit 1412(3BR): See photo 092.; Unit 1410(3BR): See photo 113)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(1) The sink and surrounding counter shall be mounted at a maximum height of 34 in (865 mm) above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28 in, 32 in, and 36 in (710 mm, 815 mm, and 915 mm), measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30 in (760 mm).

17. Remodel kitchen to provide required clear knee space under sink. (Unit 905(2BR): See photo 034.; Unit 907(2BR): See photo 064.; Unit 1412(3BR): See photo 091; Unit 1410(3BR): See photo 112.)

UFAS 4.34.6.5 SINK. The sink and surrounding counter shall comply with the following requirements (see Fig. 51):*

(7) A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall allow forward approach to the sink. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30 in (760 mm) and a clear depth of 19 in (485 mm).

18. Replace kitchen range/cooktop with one that meets all requirements for control location. (Unit 905(2BR): See photo 036.; Unit 907(2BR): See photo 066.; Unit 1412(3BR): See photo 093; Unit 1410(3BR): See photo 111)

UFAS 4.34.6.6 RANGES AND COOKTOPS. Ranges and cooktops shall comply with 4.34.6.2 and 4.34.6.3. If ovens or cooktops have knee spaces underneath, then they shall be insulated or otherwise protected on the exposed contact surfaces to prevent burns, abrasions, or electrical shock. The clear floor space may overlap the knee space, if provided, by 19 in (485 mm) maximum. The location of controls for ranges and cook-tops shall not require reaching across burners.*

19. Remodel kitchen to provide knee space under counter top next to oven or replace oven with a self-cleaning type. (Unit 905(2BR): See photo 036.)

UFAS 4.34.6.7 OVENS. Ovens shall comply with 4.34.6.2 and 4.34.6.3. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Fig. 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull- out shelf under the oven extending the full width of the oven and pulling out not less than 10 in (255 mm) when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door.*

20. Replace oven with one that meets all requirements for control location. (Unit 905(2BR): See photo 036.; Unit 907(2BR): See photo 066.; Unit 1412(3BR): See photo 093; Unit 1410(3BR): See photo 111)

UFAS 4.34.6.7 OVENS. Ovens shall comply with 4.34.6.2 and 4.34.6.3. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Fig. 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull- out shelf under the oven extending the full width of the oven and pulling out not less than 10 in (255 mm) when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door.*

21. Replace refrigerator with one that meets all requirements. (Unit 905(2BR): See photo 037.; Unit 907(2BR): See photo 067; Unit 1412(3BR): See photo 094.; Unit 1410(3BR): See photo 115)

UFAS 4.34.6.8 REFRIGERATOR/FREEZER. Refrigerator/freezers shall comply with 4.34.6.3. Provision shall be made for refrigerators which are:*

Freezers with less than 100 percent of the storage volume within the limits specified in 4.2.5 or 4.2.6 shall be the self-defrosting type.

(2) Of the over-and-under type and meet the following requirements:

(a) Have at least 50 percent of the freezer space below 54 in (1370 mm) above the floor.

22. Lower kitchen cabinets so that bottom shelf is at required height. (Unit 905(2BR): See photo 038.; Unit 907(2BR): See photo 071; Unit 1412(3BR): See photo 095.; Unit 1410(3BR): See photo 114)

UFAS 4.34.6.10 KITCHEN STORAGE. Cabinets, drawers, and shelf areas shall comply with 4.25 and shall have the following features:*

(1) Maximum height shall be 48 in (1220 mm) for at least one shelf of all cabinets and storage shelves mounted above work counters (see Fig. 50).

FAIR HOUSING Dwelling Units

1. Remodel dwelling unit bathroom vanity to provide required knee space height. (Three bedroom: See ref photo 161; Two bedroom: See photo 161)

FAIR HOUSING: Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

(2) Usable bathrooms. To meet the requirements of section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with the provisions of paragraph (a);

or

At least one bathroom in the dwelling unit complies with the provisions of paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of section 100.205(c)(3)(iv). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of paragraph (a) or paragraph (b). Powder rooms that are subject to the requirements of section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

(b) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

(v) Vanities and lavatories are installed with the centerline of the fixture a minimum of 1'3" horizontally from an adjoining wall or fixture. The top of the fixture rim is a maximum height of 2'10" above the finished floor. If knee space is provided below the vanity, the bottom of the apron is at least 2'3" above the floor. If provided full knee space (for front approach) is at least 1'5" deep. (See Figure 7(c).)

2. Remodel dwelling unit bathroom to provide structural reinforcements where required. (Three bedroom: Cannot check; Two bedroom: Cannot check)

FAIR HOUSING: Requirement 6. Reinforced walls for grab bars.

Section 100.205(c)(3)(iii) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain reinforcements in bathroom walls to allow later installation of grab bars around toilet, tub, shower stall and shower seat, where such facilities are provided.

Guideline

Reinforced bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall and shower seat, where such facilities are provided, would meet section 100.205(c)(3)(iii) if reinforced areas are provided at least at those points where grab bars will be mounted. (For example, see Figs. 3, 4 and 5.) Where the toilet is not placed adjacent to a side wall, the bathroom would comply if provision was made for installation of floor mounted, foldaway or similar alternative grab bars. Where the powder room (a room with a toilet and sink) is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with this requirement for reinforced walls for grab bars.

3. Remodel dwelling unit bathroom so that toilet will be within correct location from wall or bathtub. (Two bedroom: See photo 168)

FAIR HOUSING: Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

(2) Usable bathrooms. To meet the requirements of section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with the provisions of paragraph (a);

or

At least one bathroom in the dwelling unit complies with the provisions of paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of section 100.205(c)(3)(iv). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of paragraph (a) or paragraph (b). Powder rooms that are subject to the requirements of section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

(b) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

(iv) Toilets are located within bathrooms in a manner that permit a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the center line of the fixture is a minimum of 1'6" from the obstacle. The other (non- grab bar) side of the toilet fixture is a minimum of 1'3" from the finished surface of adjoining walls, vanities or from the edge of a lavatory. (See Figure 7(a).)

2. SITE PHOTOGRAPHS

Timberlake Apartments



Photo 001



Photo 002



Photo 003



Photo 004



Photo 005



Photo 006

Timberlake Apartments



Photo 007



Photo 008



Photo 009



Photo 010

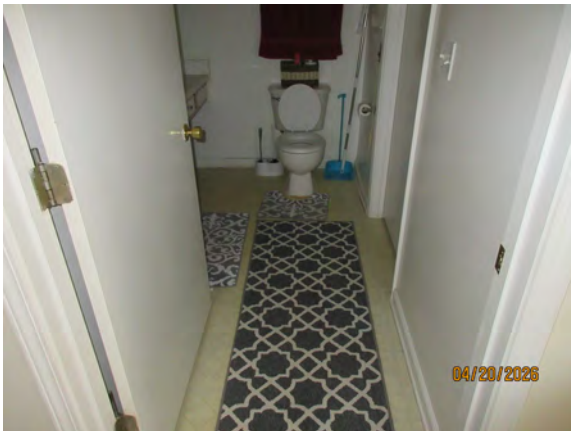


Photo 011



Photo 012

Timberlake Apartments



Photo 013

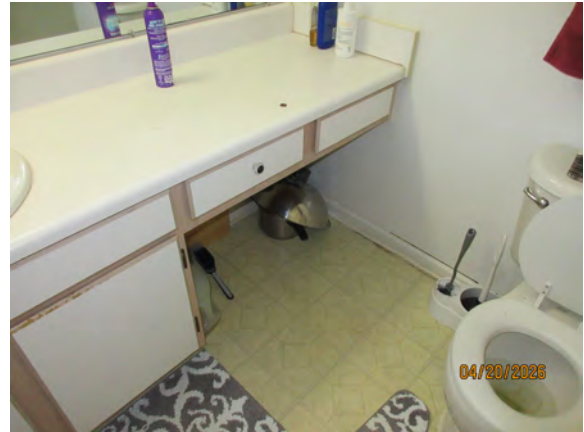


Photo 014



Photo 015



Photo 016



Photo 017



Photo 018

Timberlake Apartments



Photo 019



Photo 020



Photo 021



Photo 022



Photo 023

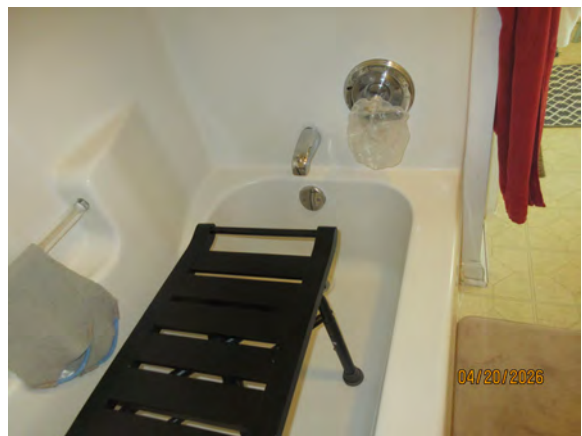


Photo 024

Timberlake Apartments



Photo 025



Photo 026



Photo 027



Photo 028



Photo 029



Photo 030

Timberlake Apartments



Photo 031



Photo 032



Photo 033



Photo 034



Photo 035



Photo 036

Timberlake Apartments



Photo 037



Photo 038



Photo 039



Photo 040



Photo 041



Photo 042

Timberlake Apartments



Photo 043



Photo 044



Photo 045



Photo 046



Photo 047



Photo 048

Timberlake Apartments



Photo 049



Photo 050



Photo 051



Photo 052



Photo 053



Photo 054

Timberlake Apartments



Photo 055



Photo 056



Photo 057



Photo 058



Photo 059



Photo 060

Timberlake Apartments



Photo 061



Photo 062



Photo 063



Photo 064



Photo 065



Photo 066

Timberlake Apartments



Photo 067

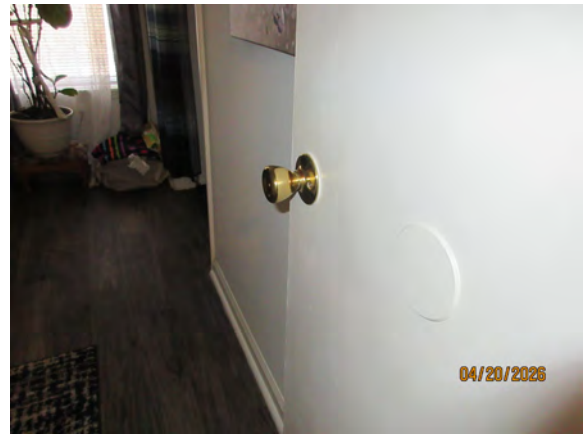


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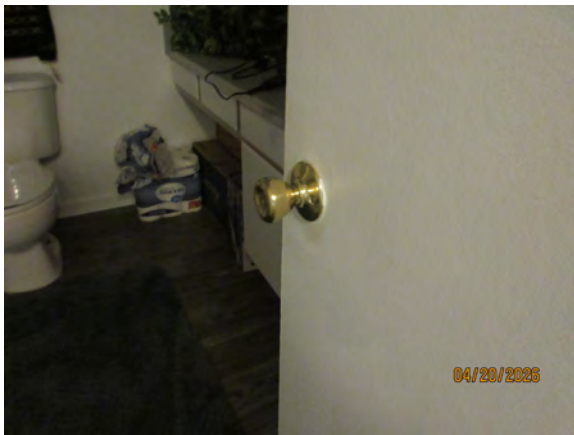


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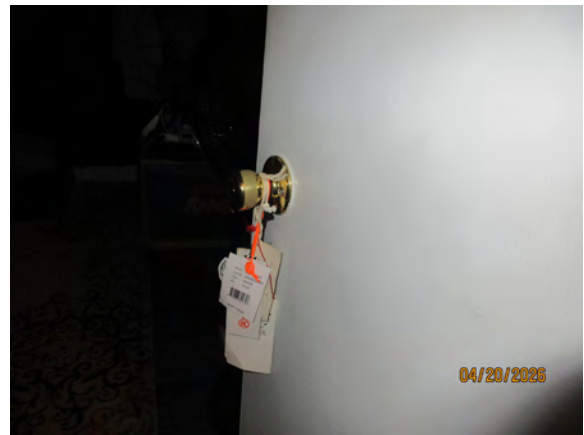


Photo 070



Photo 071



Photo 072

Timberlake Apartments



Photo 073



Photo 074



Photo 075



Photo 076

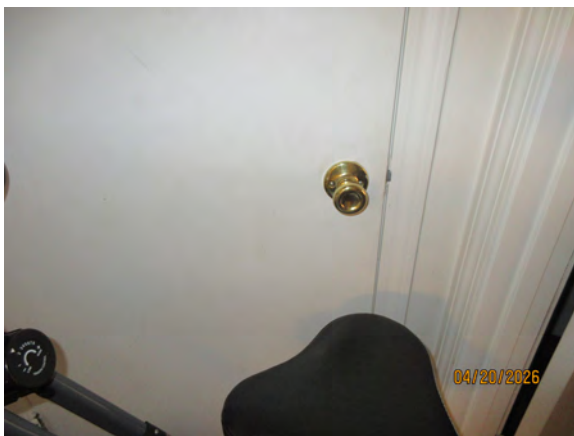


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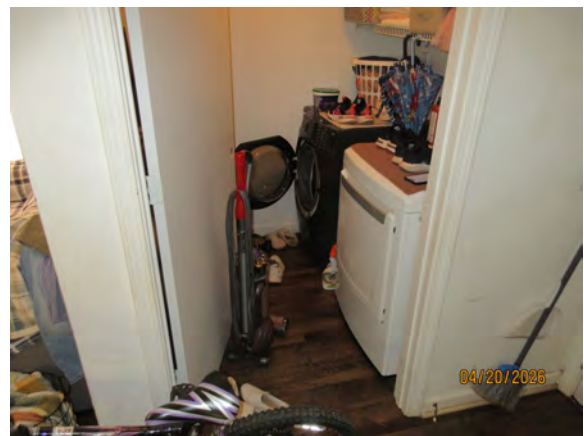


Photo 078

Timberlake Apartments



Photo 079

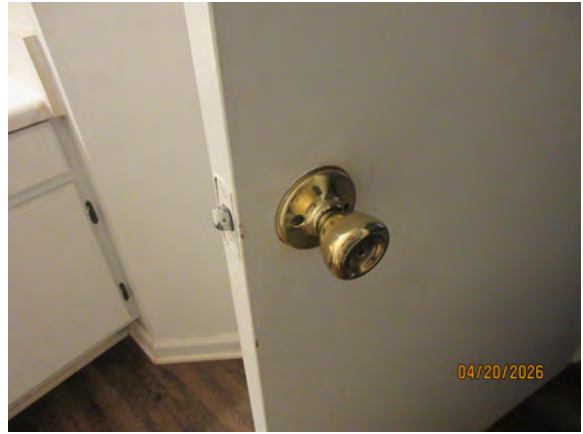


Photo 080



Photo 081



Photo 082



Photo 083



Photo 084

Timberlake Apartments



Photo 085

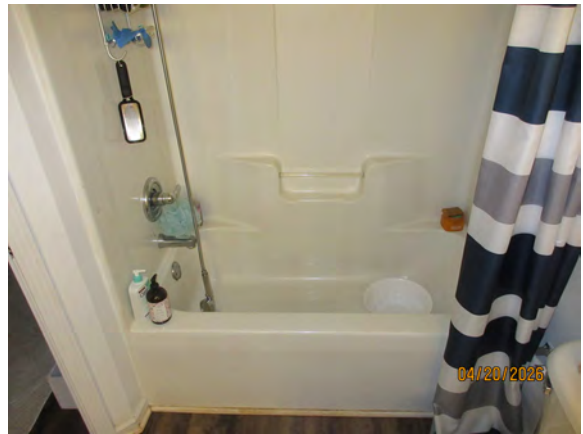


Photo 086



Photo 087



Photo 088



Photo 089



Photo 090

Timberlake Apartments



Photo 091



Photo 092



Photo 093



Photo 094



Photo 095



Photo 096

Timberlake Apartments

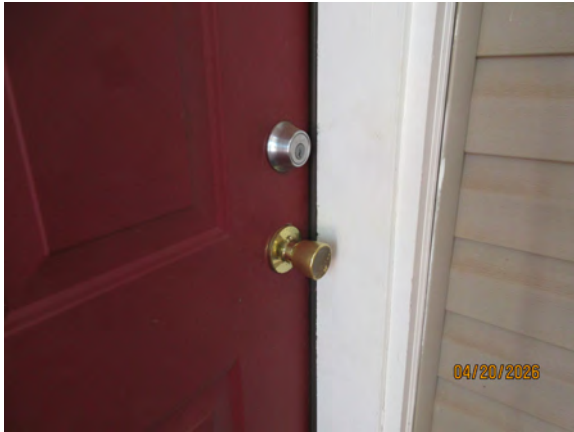


Photo 097



Photo 098

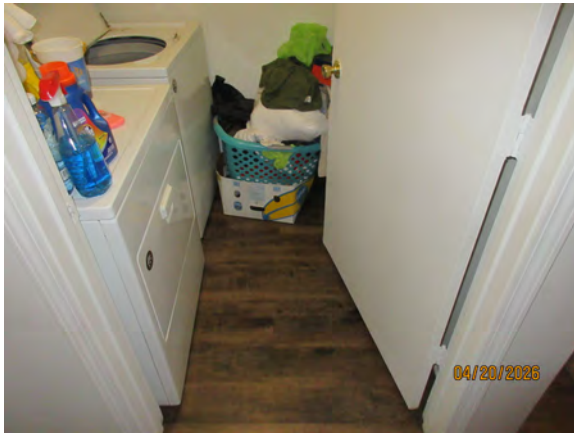


Photo 099



Photo 100



Photo 101



Photo 102

Timberlake Apartments

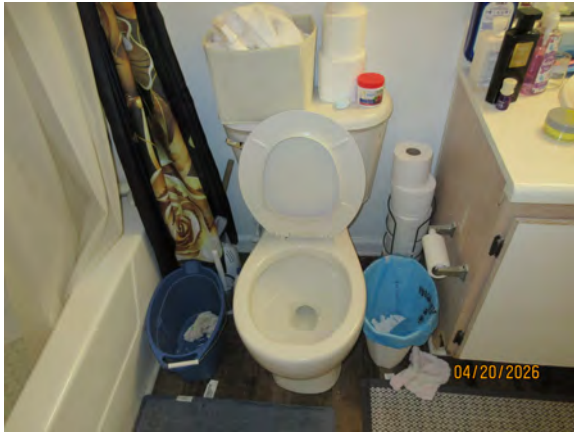


Photo 103



Photo 104



Photo 105

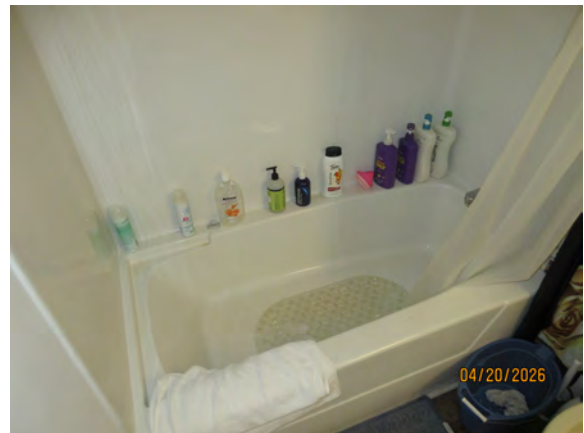


Photo 106



Photo 107



Photo 108

Timberlake Apartments



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114

Timberlake Apartments

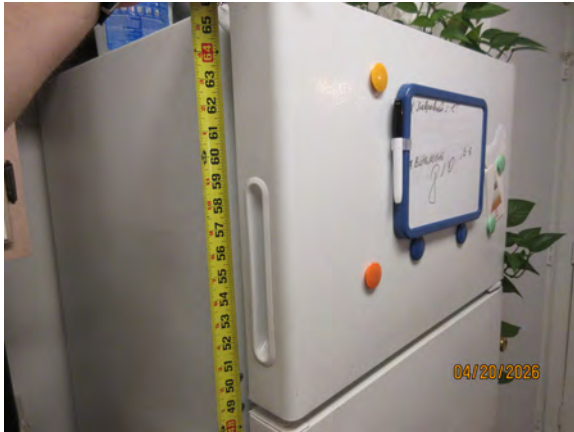


Photo 115



Photo 116



Photo 117



Photo 118

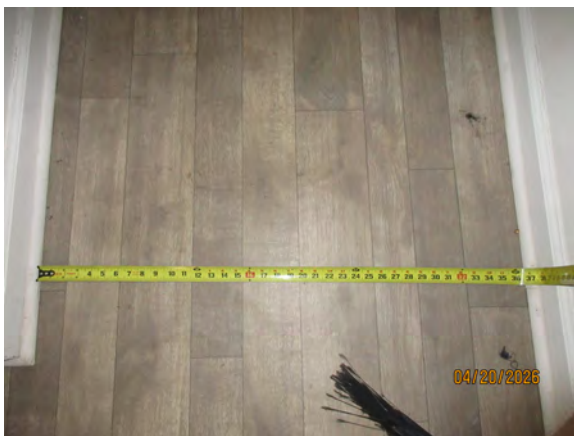


Photo 119



Photo 120

Timberlake Apartments



Photo 121

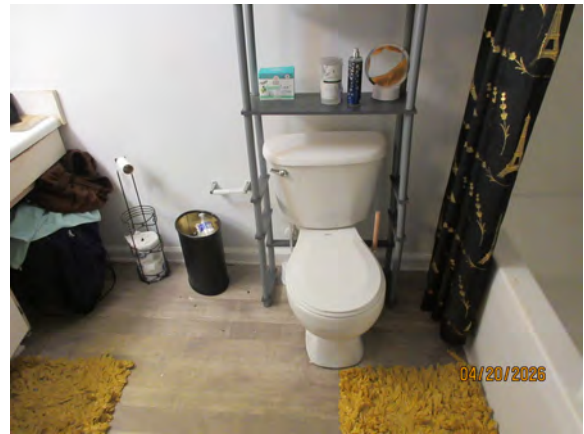


Photo 122



Photo 123



Photo 124

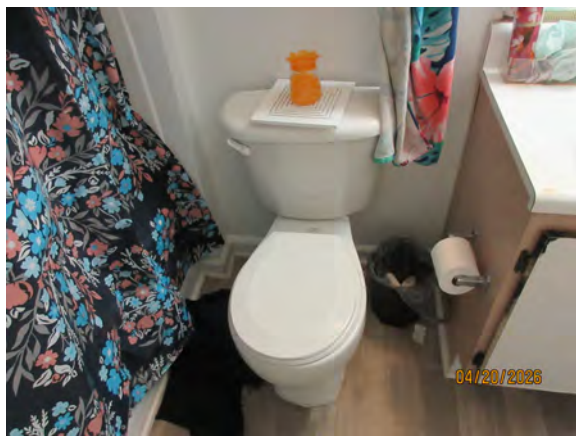


Photo 125



Photo 126

Timberlake Apartments



Photo 127



Photo 128



Photo 129

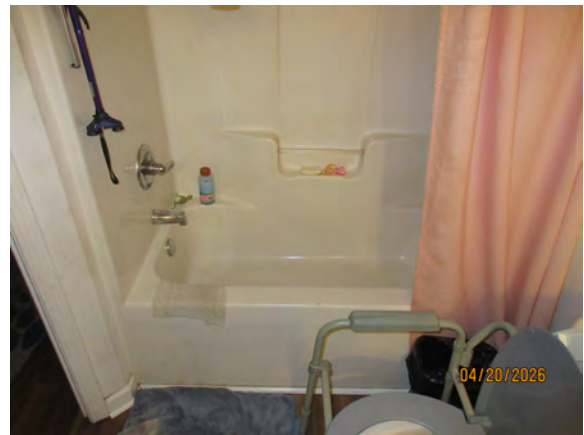


Photo 130



Photo 131



Photo 132

Timberlake Apartments



Photo 133



Photo 134



Photo 135

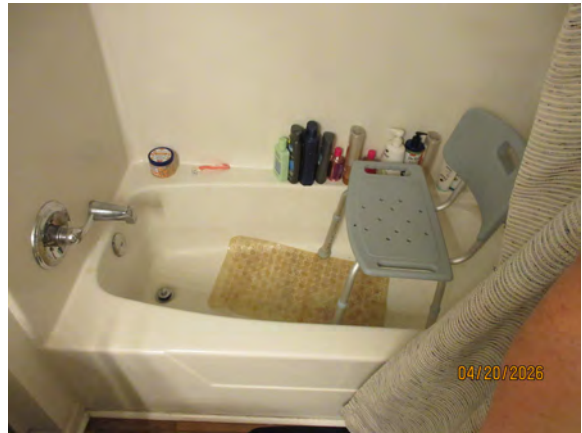


Photo 136



Photo 137



Photo 138

Timberlake Apartments



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143

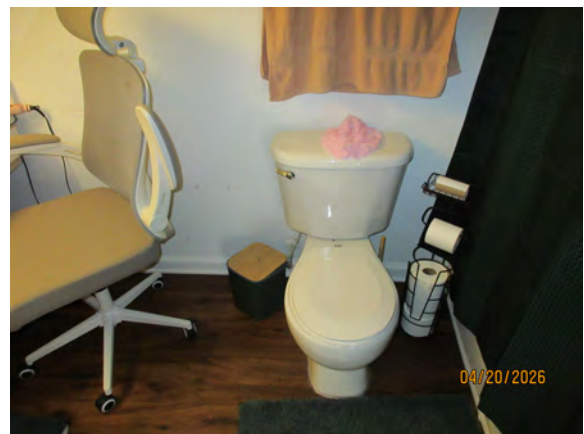


Photo 144

Timberlake Apartments



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150

Timberlake Apartments



Photo 151



Photo 152



Photo 153



Photo 154

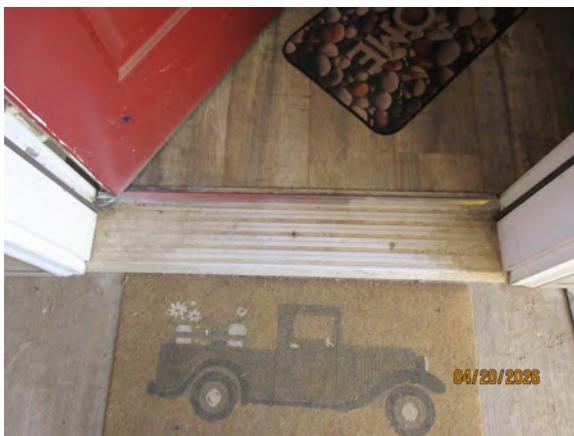


Photo 155



Photo 156

Timberlake Apartments



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162

Timberlake Apartments



Photo 163



Photo 164



Photo 165

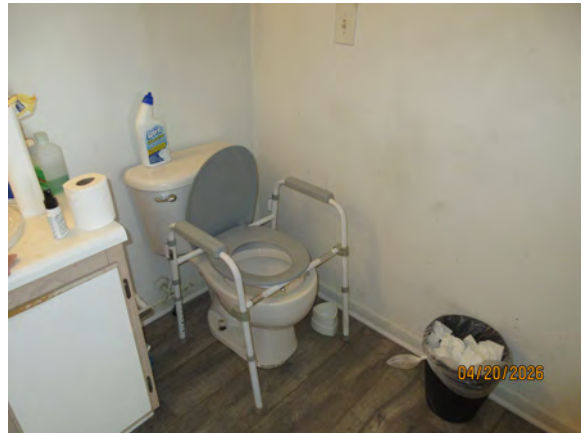


Photo 166



Photo 167



Photo 168

Timberlake Apartments



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174

Timberlake Apartments



Photo 175



Photo 176

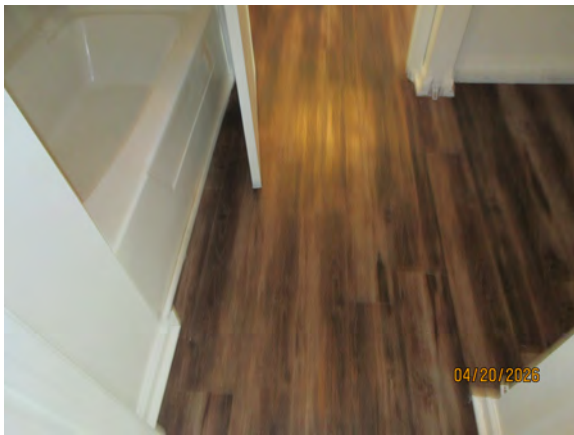


Photo 177



Photo 178



Photo 179



Photo 180

Timberlake Apartments



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186

Timberlake Apartments



Photo 187



Photo 188



Photo 189

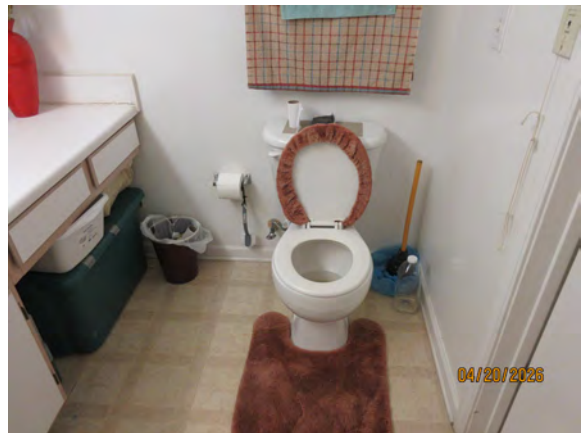


Photo 190



Photo 191



Photo 192

Timberlake Apartments



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198

Timberlake Apartments



Photo 199



Photo 200



Photo 201



Photo 202

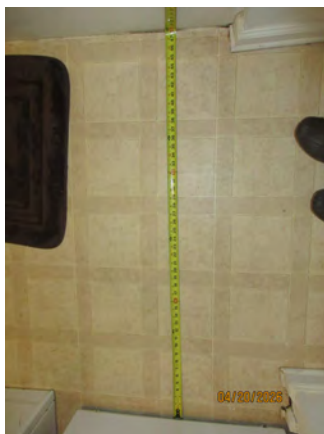


Photo 203



Photo 204

Timberlake Apartments



Photo 205



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Photo 209



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Timberlake Apartments



Photo 211



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Photo 213



Photo 214



Photo 215



Photo 216

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Photo 220



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Photo 248



Photo 249



Photo 250



Photo 251



Photo 252

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Photo 253



Photo 254



Photo 255



Photo 256



Photo 257



Photo 258

Timberlake Apartments



Photo 259

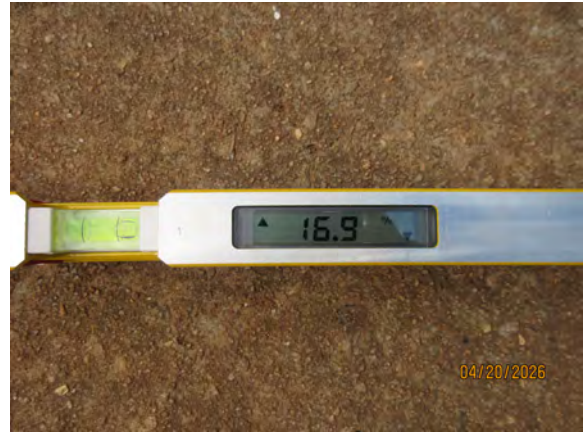


Photo 260



Photo 261



Photo 262



Photo 263



Photo 264

Timberlake Apartments



Photo 265



Photo 266



Photo 267



Photo 268



Photo 269



Photo 270

Timberlake Apartments



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276

Timberlake Apartments



Photo 277



Photo 278



Photo 279

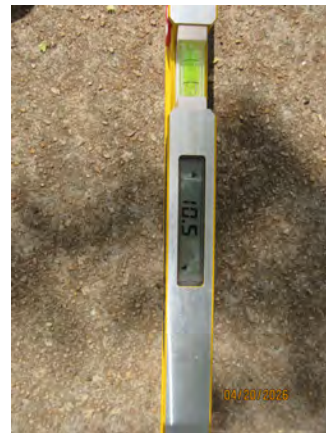


Photo 280



Photo 281



Photo 282

Timberlake Apartments



Photo 283



Photo 284



Photo 285



Photo 286



Photo 287



Photo 288

Timberlake Apartments



Photo 289



Photo 290

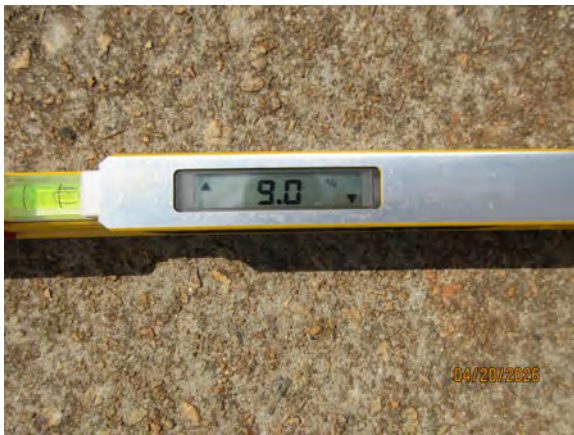


Photo 291



Photo 292

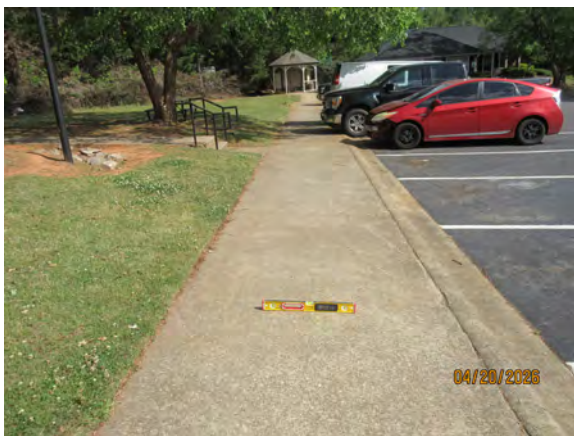


Photo 293



Photo 294

Timberlake Apartments



Photo 295



Photo 296



Photo 297



Photo 298



Photo 299



Photo 300

Timberlake Apartments



Photo 301



Photo 302



Photo 303



Photo 304



Photo 305



Photo 306

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Photo 307



Photo 308



Photo 309



Photo 310



Photo 311



Photo 312

Timberlake Apartments



Photo 313



Photo 314



Photo 315



Photo 316



Photo 317



Photo 318

Timberlake Apartments



Photo 319



Photo 320



Photo 321



Photo 322



Photo 323



Photo 324

Timberlake Apartments



Photo 325



Photo 326



Photo 327



Photo 328



Photo 329



Photo 330

Timberlake Apartments



Photo 331

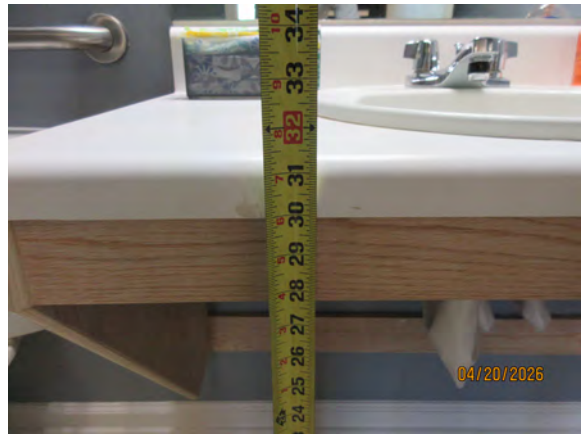


Photo 332



Photo 333



Photo 334



Photo 335



Photo 336

Timberlake Apartments



Photo 337

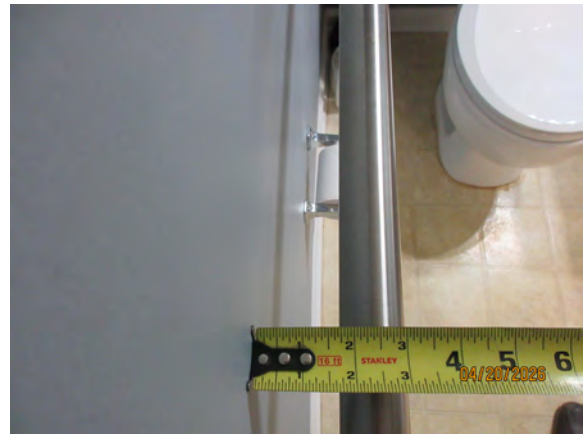


Photo 338



Photo 339



Photo 340



Photo 341



Photo 342

Timberlake Apartments



Photo 343



Photo 344



Photo 345



Photo 346



Photo 347



Photo 348

Timberlake Apartments



Photo 349



Photo 350

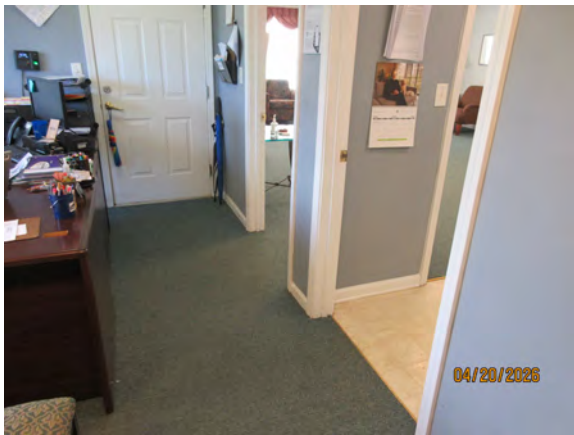


Photo 351



Photo 352



Photo 353



Photo 354

Timberlake Apartments



Photo 355



Photo 356



Photo 357



Photo 358



Photo 359



Photo 360

Timberlake Apartments



Photo 361



Photo 362



Photo 363

3. TRANSITION PLAN

This section list the alterations that are needed in detail and cost estimates of proposed changes where applicable.

- **Scope of Plan:** Based on ANSI A117.1 American National Standards for buildings and facilities-providing accessibility and usability for physically disabled people, one of the following scenarios exists: IF this building or complex received its Certificate of Occupancy prior to March 13, 1991, then following issues should be changed to meet the requirements of ADA and Section 504, OR IF this building or complex received its Certificate of Occupancy after March 13, 1991, the following issues should be changed to meet the requirements of ADA, Section 504, and Fair Housing Act.
- **Facts Regarding Timberlake Apartments:** Timberlake Apartments operates 64 units of family housing in 9 buildings. The project is funded through South Carolina Housing Authority.. An office and related facilities are located within separate buildings. Timberlake Apartments does not rent any building or facilities to outside agencies or private owners to conduct any activities.

In any programs and activities, Timberlake Apartments shall not discriminate because of race, color, sex, religion, national origin, handicap or familial status in the leasing, rental or other disposition of housing or related facilities (including land) included in any project or projects under its jurisdiction, or in the use or occupancy thereof. The project shall not, on account of race, color, sex, religion, national origin, handicap or familial status deny to any person the opportunity to apply for such housing, nor deny to any eligible applicant the opportunity to lease or rent any dwelling in any such housing suitable to their needs. The Fair Housing Act does not allow the exclusion of children when part of an otherwise eligible household.

A statement of the non-discrimination policy, along with information regarding the rights of individuals with disabilities and procedures for requesting accommodation should be available to all current and new residents. This statement should also contain the name, address, phone, fax, and TDD numbers of the 504 Coordinator, for Holliday Development.

Public Contact:

- - ◆ Communication with the public is made through interviews, newspapers, and coordinated service efforts with outside agencies servicing handicap/disability issues, office walk-ins and telephone contacts.
- **Overview of Facilities and Areas of Need:**

Note: In the following section, text that is in italics represent direct excerpts from the Uniform Federal Accessibility Standards (UFAS), ANSI 117.1 1986, or Fair Housing Act, and any references made within these sections can be found in the respective publication.

- ♦ Accessibility: Section 504 requires the apartment community to develop a plan to remove barriers to access by persons with disabilities.
- ♦ Housing Facilities
 - Existing Facilities Requirements
 - ♦ A minimum of 5% of total dwelling units must be made accessible for individuals with mobility impairments unless constructed before July 11, 1988 (HUD) or June 10, 1982 (USDA/RD). The variety of accessible units shall be comparable to the variety of units available in the project as a whole. Before these dates, recipients must assure that their facilities comply with these standards when a qualified disabled person applies for admission or when funds are available. Timberlake Apartments currently has 4 (6.3%) such units, therefore this meets the required number.
 - ♦ An additional 2% of units (at least one, if 2% is less than one) must be accessible for persons with hearing or vision impairments unless constructed before July 11, 1988 (HUD). Before this date, recipients are encouraged to meet these standards. None are presently occupied by persons with vision and/or hearing impairment. The addition of door bells with flashing lights is recommended. In bedrooms, smoke alarms with flashing lights hardwired to the electric system are required in all accessible units.
 - Barriers to Accessibility
 - ♦ Timberlake Apartments complex operates 64 housing units. There are 4 apartments that provide accessibility for individuals with mobility impairments.

- **Procedural and Policy Changes**

This section outlines the programmatic changes which will be made in the areas of day-to-day office procedures, marketing, outreach, tenant selection, and continued occupancy to ensure non-discrimination against those individuals with disabilities. Particular attention should be given to communication to ensure individuals with differing types of disabilities are reached.

Timberlake Apartments should notify all residents of their intent and pledge not to discriminate based on disabilities status and have listed the 504 Coordinator, address, phone, TDD, and fax numbers. Timberlake Apartments should maintain the following: applications, verification forms used to compute rent and tenant selection criteria, lease and house rules, tenant selection and continued occupancy policies, and Section 504 grievance policy. Copies of all current policies are available. All policies should contain the Fair Housing logo and pledge of non-discrimination based on disability or accessibility logo.

An enlarged version of the current application, lease, and house rules should be available for the visually impaired. An audio version of the application should be made available. Project staff is available to anyone who needs assistance in reading and completing the appropriate documents.

As required by Section 504, individuals with disabilities and agencies representing them were contacted in the completion of this E&A SENAT Plan. A list of these individuals and/or agencies is contained in Exhibits section.

It is recommended that the management staff attend in-depth training sessions on Section 504 and/or the Fair Housing Act, when applicable, on a regular basis. Special attention should be given to how these laws should be translated into this particular housing community to improve the delivery of the program to applicants and residents. This training should be coordinated by the 504 Coordinator. Regular updates should be given as the laws, policies, and procedures change. A discussion of what requests have been made by residents and applicants and how these needs were met should be a part of each staff meeting as needed.

Any and all complaints relative to Section 504 should be administered by the 504 Coordinator with direct reference to the 504 Grievance Policy. All written communication to applicants and residents should list the 504 Coordinator. Any complaint by an individual or group will be referred to the 504 Coordinator and the complainant will be informed of the Grievance Procedures.

Timberlake Apartments does not have a TDD (Telecommunications Device for the Deaf) off-site relay number. The TDD phone number with the words "TDD" beside it should be included in all communication and advertising.

For any meeting that may be conducted by the management of Timberlake Apartments, all in attendance should be notified prior to the meeting that language or interpreter for the hearing impaired will be provided at the project's expense if needed.

Cost Estimate Disclaimer

The State of Cost for each item is only an estimate which was established from market surveys and cost estimates provided to E&A by other sources. E&A has not independently verified this information, and the actual cost for each item may vary depending upon the local labor cost, equipment, suppliers, etc. E&A has provided these cost estimates merely as a starting point for estimating the costs of compliance and does not guarantee that the work and/or item is available at the cost appearing in this **E&A SENAT Plan**.

NOTE: Section 504 does not require a recipient to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or activity or in undue financial and administrative burdens. A recipient is not required to make structural changes in existing facilities where other methods are effective in achieving compliance. In choosing among available methods, a recipient shall give priority to those methods that serve qualified persons with a disability in the most integrated setting. The priorities for first, second, and third year were determined on the costs of corrections and the complexes' availability of funds for the required corrective improvements. The regulations do not provide any specific guidance in this area.

NOTE: (On properties constructed for first time occupancy on or after March 13, 1991, the following are also addressed under The Fair Housing Amendments Act. In areas of public accommodation, the following are also Americans with Disabilities Act requirements.)

- The following **Transition Plan Summary Spreadsheet** is a proposed timetable.
- Owner must acknowledge acceptance of timetables or make appropriate changes, such as defining dates more specifically.
- Owner must identify the person responsible for implementation of the Self Evaluation and Transition Plan. For this project, that person is **Tres Bagwell**.

Transition Plan Summary Spreadsheet

**Timberlake Apartments
 Inman, SC**

Complex Opening Date: Nov 1, 2000

Site Visit On: Apr 20, 2026
This report will expire after: Apr 20, 2029
Total Number of Units: 64
The Accessible Units are: 905,907,1410,1412

OFFICE	Corrective Action	Est Cost	When to Correct or as Needed
Parking :	Repaint or remodel access aisle adjacent to accessible parking space to provide regulation width. (Space at office should be van accessible, see photo 305)	\$220	1st year by Apr 2027
	Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No access aisle - see photo 305)	\$55	2nd year by Apr 2028
Accessible Route Pathways :	Remodel accessible pathway to be within regulation cross slope. (See photos 318 and 319)	\$707	2nd year by Apr 2028
	Remodel accessible pathway to be within regulation slope. (See photos 316 and 317)	\$492	2nd year by Apr 2028
Rooms and Spaces Doors:	Replace hardware of interior door(s) with hardware that meets regulations. (See photos 320 - 322.)	\$47	1st year by Apr 2027
Rooms and Spaces Kitchen Sink:	Remodel kitchen sink so that it will be at regulation height. (See photo 326)	\$272	1st year by Apr 2027
	Remodel kitchen to provide required clear knee space under sink. (See photo 324)	\$468	1st year by Apr 2027

Restrooms Doors to Toilet Room::	Replace hardware on restroom door with hardware of regulation type. (See photo 329)	\$47	1st year by Apr 2027
Restrooms Accessible Toilets:	Provide/Correct back grab bar at toilet. Grab bar must meet all requirements for size and location. (Not 36 inches, See photo 335; See photo 347)	\$192	1st year by Apr 2027
	Replace restroom toilet with one that meets all requirements for controls. (See photo 334)	\$236	1st year by Apr 2027
Restrooms Dispensers:	Relocate restroom dispenser to provide controls within side reach ranges. (See photo 339; See photo 346)	\$28	1st year by Apr 2027

COMMUNITY	Corrective Action	Est Cost	When to Correct or as Needed
Parking :	Correct slope of accessible parking spaces and accessible aisles. (See photos 207-210, 213-214.)	\$1,086	2nd year by Apr 2028
	Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No access aisle - see photo 225.)	\$55	2nd year by Apr 2028
	Modify access aisle adjacent to accessible parking space so that it will connect to the accessible route. (No access aisle and no curb ramp connection to accessible route, See photos 226 and 227 .)	\$798	1st year by Apr 2027
	Replace or install accessible parking signs that meet all regulations. (No signs - See photo 225-226.)	\$55	2nd year by Apr 2028
Accessible Route Pathways :	Connect accessible route pathway to all elements within site. (No AR pathway to the dumpster. See photos 362 and 363)	\$2,172	2nd year by Apr 2028
	Remodel accessible pathway to be within regulation cross slope. (See photos 293 - 296)	\$707	2nd year by Apr 2028

	Remodel accessible pathway to be within regulation slope. (See photo 301 - 302)	\$492	2nd year by Apr 2028
Accessible Route Ramps :	Remodel ramp(s) along the accessible route to provide handrails on both sides. (See photo 299; See photo 301)	\$3,024	3rd year by Apr 2029
	Remodel ramp(s) along the accessible route so that slope will be within requirements. (See photos 301 and 302.)	\$822	3rd year by Apr 2029
APARTMENTS	Corrective Action	Est Cost	When to Correct or as Needed
Parking :	Correct width of accessible parking spaces by repainting spaces or by remodeling parking lot. (No striping for space or access aisle. See photo 242; No access aisle, see photo 252)	\$110	2nd year by Apr 2028
	Correct slope of accessible parking spaces and accessible aisles. (See photos 243 and 244.; See photos 247-253. ; See photos 285- 288)	\$3,258	2nd year by Apr 2028
	Repaint parking lot to provide accessible parking spaces for each accessible unit. (One space for two accessible units in 1400 building, see photo 252)	\$220	2nd year by Apr 2028
	Replace or install accessible parking signs that meet all regulations. (Sign is missing. See photo 285)	\$55	2nd year by Apr 2028
Accessible Route Pathways :	Remodel accessible pathway to be within regulation slope. (See photos 259 and 260)	\$492	2nd year by Apr 2028
	Remodel accessible pathway to be within regulation cross slope. (See photos 223 and 224.; See photos 255 -256, 261-262)	\$1,414	2nd year by Apr 2028
Accessible Route Curb Ramps :	Remodel curb ramp(s) along the accessible route to be within required slope. (See photo 279 and 280; See photo 290 and 291)	\$2,128	3rd year by Apr 2029

Curb ramp(s) should be added to curb(s) along the accessible route where required. (Not aligned with access aisle See photo 233 and 235)

\$1,732

3rd year by Apr 2029

Cost Estimate Totals By Year: Common Areas

1st Year Sub-Total	\$2,308
2nd Year Sub-Total	\$11,370
3rd Year Sub-Total	\$7,706
Total	\$21,384

A minimum of 5% of total dwelling units must be accessible for individuals with mobility impairments unless constructed before July 11, 1988(HUD) or June 10, 1982(USDA/RD). Before these dates, recipients must assure that their facilities comply with these standards when a qualified disabled person applies for admission or when funds are available. The variety of accessible units shall be comparable to the variety of units available in the project as a whole.

The complex was constructed after the applicable date, therefore, the dwelling unit issues are a requirement.

DWELLING UNITS	Corrective Action	Est Cost	When to Correct or as Needed
Dwelling Units Common Laundry Spaces Serving one or more Accessible Dwelling Unit::	Remodel laundry to provide required turn around clear space. (Unit 905(2BR): See photo 026.; Unit 907(2BR): See photo 059; Unit 1412(3BR): See photos 078 and 079 - Laundry hook ups are in a tiny side closet.; Unit 1410(3BR): See photo 099 and 100.)	\$3,400	2nd year by Apr 2028
Dwelling Units Controls in Accessible Spaces (Including thermostats, light switches, etc.)::	Remodel dwelling unit controls so that controls will be within required side reach range. (Unit 905(2BR): See photo 005.; Unit 907(2BR): See photo 042.; Unit 1412(3BR): See photo 074.; Unit 1410(3BR): See photo 098.)	\$4,288	3rd year by Apr 2029
Dwelling Units Storage Doors::	Replace dwelling unit storage door hardware with regulation type. (Unit 905(2BR): See photo 008.; Unit 907(2BR): See photo 043.; Unit 1412(3BR): See photo 076.; Unit 1410(3BR): See photo 099 for laundry unit door.)	\$188	1st year by Apr 2027
	Remodel dwelling unit storage non-passage doorways to regulation size. (Unit 905(2BR): See photo 007.; Unit 907(2BR): See photo 043.)	\$496	1st year by Apr 2027
Dwelling Units Water Closets::	Relocate bathroom toilet paper holder to required location. (Unit 1412(3BR): See photo 083.)	\$14	1st year by Apr 2027

	Install bathroom grab bars around toilet. Grab bars must meet regulations for location and length. (Unit 905(2BR): See photos 015 and 020. (two bathrooms in the units); Unit 907(2BR): None See photos 044 and 050.; Unit 1412(3BR): See photo 083.; Unit 1410(3BR): See ref photo 83 for other 3br units master bath and photo 103 for hallway bathroom. (Units master bath was occupied by a sick tenet))	\$384	1st year by Apr 2027
Dwelling Units Lavatory and Mirror::	Remodel bathroom lavatory to provide required toe and knee clearances. (Unit 905(2BR): See photos 013, 014 and 019.; Unit 907(2BR): See photo 045, 046 and 051; Unit 1412(3BR): See photo 081.; Unit 1410(3BR): See photo 101)	\$2,144	1st year by Apr 2027
	Mount bathroom medicine cabinets at regulation height. (Unit 905(2BR): See photo 018; Unit 907(2BR): See photo 049.; Unit 1412(3BR): See photo 084.; Unit 1410(3BR): See ref photo 084.)	\$56	1st year by Apr 2027
Dwelling Units Bathtub::	Install bathtub grab bars that meet all requirements for location and length. (Unit 905(2BR): See photo 023.; Unit 907(2BR): See photo 055.; Unit 1412(3BR): See photo 086.; Unit 1410(3BR): None See photo 106)	\$384	1st year by Apr 2027
	Replace bathroom in-tub seat(s) with in-tub seat(s) that meet all requirements. (Unit 905(2BR): See photo 023)	\$41	1st year by Apr 2027
	Remodel bathtub to provide controls within regulation location. (Unit 1412(3BR): See photo 087.)	\$542	1st year by Apr 2027
	Install required in-tub seat for bathtub. (Unit 907(2BR): See photo 055.; Unit 1412(3BR): See photo 086.; Unit 1410(3BR): None See photo 106)	\$123	1st year by Apr 2027

Dwelling Units Kitchen; Accessible or Adaptable::	Remodel kitchen to provide required clearance between opposing cabinets, counter tops, appliances and/or walls. (Unit 905(2BR): See photos 030 and 031.; Unit 907(2BR): See photo 061.)	\$7,244	3rd year by Apr 2029
Dwelling Units Kitchen; Counters::	Remodel kitchen to provide required knee clearances under counter top. (Unit 905(2BR): See photo 033.; Unit 907(2BR): See photo 062.; Unit 1412(3BR): See photo 090; Unit 1410(3BR): See photo 110.)	\$2,756	3rd year by Apr 2029
	Remodel kitchen counter to meet height and width requirements. (Unit 905(2BR): See photo 032; Unit 907(2BR): See photo 063.; Unit 1412(3BR): See photo 092; Unit 1410(3BR): See photo 113.)	\$3,488	3rd year by Apr 2029
Dwelling Units Kitchen; Sink::	Remodel kitchen sink so that it will be at regulation height. (Unit 905(2BR): See photo 035.; Unit 907(2BR): See photo 065.; Unit 1412(3BR): See photo 092.; Unit 1410(3BR): See photo 113)	\$4,072	3rd year by Apr 2029
	Remodel kitchen to provide required clear knee space under sink. (Unit 905(2BR): See photo 034.; Unit 907(2BR): See photo 064.; Unit 1412(3BR): See photo 091; Unit 1410(3BR): See photo 112.)	\$7,152	3rd year by Apr 2029
Dwelling Units Kitchen; Range and Cooktop::	Replace kitchen range/cooktop with one that meets all requirements for control location. (Unit 905(2BR): See photo 036.; Unit 907(2BR): See photo 066.; Unit 1412(3BR): See photo 093; Unit 1410(3BR): See photo 111)	\$2,312	1st year by Apr 2027
Dwelling Units Kitchen; Oven::	Remodel kitchen to provide knee space under counter top next to oven or replace oven with a self-cleaning type. (Unit 905(2BR): See photo 036.)	\$578	2nd year by Apr 2028

	Replace oven with one that meets all requirements for control location. (Unit 905(2BR): See photo 036.; Unit 907(2BR): See photo 066.; Unit 1412(3BR): See photo 093; Unit 1410(3BR): See photo 111)	\$2,312	2nd year by Apr 2028
Dwelling Units Kitchen; Refrigerator / Freezer::	Replace refrigerator with one that meets all requirements. (Unit 905(2BR): See photo 037.; Unit 907(2BR): See photo 067; Unit 1412(3BR): See photo 094.; Unit 1410(3BR): See photo 115)	\$2,312	2nd year by Apr 2028
Dwelling Units Kitchen Storage::	Lower kitchen cabinets so that bottom shelf is at required height. (Unit 905(2BR): See photo 038.; Unit 907(2BR): See photo 071; Unit 1412(3BR): See photo 095.; Unit 1410(3BR): See photo 114)	\$6,272	3rd year by Apr 2029
FAIR HOUSING DWELLING UNITS			
FAIR HOUSING Dwelling Units Bathroom:	Corrective Action	Est Cost	When to Correct or as Needed
	Remodel dwelling unit bathroom vanity to provide required knee space height. (Three bedroom: See ref photo 161; Two bedroom: See photo 161)	\$1,820	3rd year by Apr 2029
	Remodel dwelling unit bathroom to provide structural reinforcements where required. (Three bedroom: Cannot check; Two bedroom: Cannot check)	\$2,036	3rd year by Apr 2029
	Remodel dwelling unit bathroom so that toilet will be within correct location from wall or bathtub. (Two bedroom: See photo 168)	\$1,788	3rd year by Apr 2029

Cost Estimate Totals By Year: Dwelling Units

1st Year Sub-Total	\$6,684
2nd Year Sub-Total	\$8,602
3rd Year Sub-Total	\$40,916
Total	\$56,202

Appendix

Timberlake Apartments
Units Inspected For *SENAT Plan*

<i>RESIDENT</i>	<i>UNIT #</i>
None Provided	905(2BR)
None Provided	907(2BR)
None Provided	1412(3BR)
None Provided	1410(3BR)

This *SENAT Plan* was prepared with the assistance of:

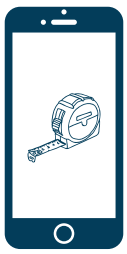
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Comments regarding this *SENAT Plan* should be directed to:

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Holliday Development



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By: E&A Team, Inc.

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