

Accessibility Construction Progress Observation Report #3 Final

Limehouse Landing
Summerville, South Carolina

January 6, 2025 | Project Number: F8216166

SC Housing Project Number NH-21001

Prepared for:

Freshstart Limehouse
1230 Folly Road
Charleston, SC 29412



Nationwide
[Terracon.com](https://www.terracon.com)

- Facilities
- Environmental
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January 6, 2025

Freshstart Limehouse
1230 Folly Road
Charleston, SC 29412

Attn: Ms. Rebekah Lambooy
P (843) 819-6916
E ralambooy@gmail.com

Re: Accessibility Consulting Observation Report #3 Final
Limehouse Landing
3900 Ladson Road
Summerville, South Carolina 29456
SC Housing Project Number NH-21001
Terracon Project Number F8216166

Dear Ms. Lambooy:

Terracon is pleased to provide Accessibility Consulting Services for the referenced Development. This work was performed in general accordance with the scope of services outlined in Terracon Proposal Number PF8216166 as accepted on August 22, 2022.

We appreciate the opportunity to be of service to you on this project. In addition to Facilities Services, our professionals provide geotechnical, environmental, and construction materials services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at <http://www.terracon.com>. If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Emmanuel Belleau'.

Emmanuel Belleau
Senior Architectural Professional
Facilities Services

A handwritten signature in black ink, appearing to read 'Melissa Middleton'.

Melissa Middleton, AIA (AL, GA), MBA, LEED AP
Senior Architect
Facilities Services

Attachments: Accessibility Construction Observation Report #3 Final

Distribution: .pdf copy emailed to: Ms. Rebekah Lambooy (ralambooy@gmail.com), Mr. Creighton Williams (creighton@sbgbuilder.com), Mr. Jack Ellison (jack@sbgbuilder.com), and Mr. Chris Bonner (chris@bstudioarch.com).

Table of Contents

1.0	Project Summary	2
1.1	Project Information	2
1.2	Development Team	2
1.3	Scope and Purpose.....	3
2.0	Site Observations.....	4
2.1	Observation Conditions	4
2.2	Meeting Attendees.....	4
3.0	Findings and Conclusions	5
3.1	Parking	5
3.2	Exterior Site Features	6
3.3	Dwelling Units.....	6
4.0	Report Qualifications.....	9
4.1	Limitations	9
4.2	Reliance	9
Appendix A – Accessibility Compliance Tables		
Appendix B – Site Plan		
Appendix C – Field Assessment Issues and Photographs		

1.0 Project Summary

1.1 Project Information

The project consists of the construction of four (4), three-story apartment buildings. The buildings do not have elevators. The project consists of 48, two- and three-bedroom apartment units. Site amenities include a mail area and dumpster. On-site parking is provided for a total of 86 vehicles.

1.2 Development Team

Developer	Freshstart Limehouse, LLC Ms. Rebekah Lambooy 1230 Folly Road, Charleston, SC 29412 Phone: (843) 224-8274 Email: ralambooy@gmail.com
Contractor	Southeastern Building Group 1230 Foley Road, Charleston, SC 29412 Mr. Creighton Williams Phone: (804) 363-4648 Email: creighton@sbgbuilder.com Mr. Jack Ellison Phone: (843) 200-0501 Email: jack@sbgbuilder.com
Architect/Engineer of Record	b Studio Architect Mr. Chris Bonner 1103 Justice Street North, Charleston, SC 29405 Phone: (843) 608-1858 Email: chris@bstudioarch.com
Civil Engineer	Earthsource Engineering Mr. Giles N. Branch 962 Houston Northcutt Blvd., Ste. 200, Mt. Pleasant, SC 29464 Phone: (843) 881-0525
MEP Engineer	Constantine Engineering Associates, LLC Christopher J. Constantine 1350 Ashley River Rd., Suite 400, Charleston, SC 29407 Phone: (843) 628-7878
Accessibility Consultant	Terracon Consultants Ms. Melissa Middleton 2105 Newpoint Place, Suite 600, Lawrenceville, GA 30043 Phone: (770) 623-4637 Email: Melissa.Middleton@terracon.com

1.3 Scope and Purpose

Our services included making a scheduled site visit to observe whether installed site and building elements meet general compliance with the project design specifications relating to accessibility.

The accessibility features were compared to the requirements of:

- The Fair Housing Amendments Act of 1988 (FHAA)
- 2010 ADA standards (ADAS) for accessible design
- The 2018 International Building Code (IBC) with SCBCC amendments
- 2017 ANSI A117.1

2.0 Site Observations

2.1 Observation Conditions

December 26, 2024, 10:00 AM - 12:30 PM; Light Rain; ~46°

The purpose of our meeting was to observe the current construction conditions with regard to accessibility as previously reviewed by Terracon in the Accessibility Plan Review. With respect to accessibility, the project appeared to be generally constructed in accordance with the applicable accessibility codes with some exceptions noted in Section 3.0.

At the time of our site visit, construction was substantially complete.

We observed the slopes of curb ramps and sidewalks, accessible parking spaces, and the construction of the dwelling units to determine whether they were consistent with the required accessibility regulations.

2.2 Meeting Attendees

Mr. Dalton, Superintendent, Southeastern Building Group
Mr. Melissa Middleton, Senior Architect, Terracon Consultants

3.0 Findings and Conclusions

The following summarizes our evaluation of the improvements and our opinion of their compliance with accessibility and our recommendations for any modifications.

Our previous Accessibility Plan Review, dated September 22, 2022, identified non-compliant items, which were addressed in the construction documents. Our comments below are pertinent to our observations of the current site conditions associated with the property and accessible building elements.

The Accessibility Compliance Tables are provided in Appendix A which present a summary of our observations compared to applicable accessibility standards. Please refer to Appendix B for the project site plan. Field assessment issues and photographs are provided in Appendix C.

3.1 Parking

On-site parking is proposed for a total of 86 vehicles on open surface parking lots. Of the total provided, five (5) are to be standard-accessible, and at least one (1) should be van-accessible.

The pavement base has been installed and the concrete paved accessible parking spaces are in place. The slopes of the concrete parking areas are within a 2% slope. No issues were observed at this time. Any site related issues observed will be provided in Appendix C.

Parking Summary				
Parking Type	#Non-Accessible Provided	#Standard Accessible Provided	#Van-Accessible Provided	Total Parking
Surface	81	5	0	86

3.2 Exterior Site Features

The exterior site features include a dumpster and mail area. Exterior amenities have been constructed.

Exterior Common Area Amenities Summary

Amenity	Description / Location	In Progress or Complete	Issue (s) Observed	Issue / Photo Reference # (s)	Comments
Parking	Surface parking is provided throughout.	✓			
Sidewalks / Ramps	Sidewalks are located throughout the property.	✓			
Dumpster	The dumpster is located at the southwest corner of the site.	✓			
Mail Center	The mail center is located near Building 3.	✓			

3.3 Dwelling Units

The project consists of four, three-story apartment buildings with a total of 48, two-, and three-bedroom apartment units. The buildings do not have elevators. Accessible units include three (3) mobility units which are to be provided with roll-in showers. One (1) dwelling unit is provided with equipment for the sensory impaired. Since this is new construction, all ground floor units are required to be “covered” or “Adaptable” (Type B) units under FHAA.

According to the SC Housing QAP “5% of all units must meet ADA Title II, ADAS, HUD Section 504, and 2017 ANSI A117.1 standards and be equipped for the mobility disabled, including wheelchair residents and at least an additional 2% of the total units (but not less than one unit) must be equipped for hearing and sight-impaired residents.”

Unit types are distributed as follows:

Unit Breakdown Summary

Unit Type	#	Unit Description	# Mobility	# Sensory
Myrtle	3	2 Bedroom, 2 Bath, 1 Accessible with Roll-in Shower and 1 Accessible Tub.	2 (1101, 2101)	1 (3101)
Water Oak	13	2 Bedroom, 2 Bath FHA Compliant		
Live Oak	12	2 Bedroom, 2 Bath FHA Compliant		
2 Bedroom Totals	29		2	1
Cedar	12	3 Bedroom, 2 Bath FHA Compliant		
Willow	1	3 Bedroom, 2 Bath Accessible with Roll-in Shower and 1 Accessible Tub.	1 (4104)	
Magnolia	6	3 Bedroom, 2 Bath		
3 Bedroom Totals	19		1	0
Total Units	48	Total Accessible	3	1

See Appendix C for issues identified with the dwelling units. Any issues for a specific unit type may need to be addressed in all units of that type. We have the following comments concerning the units:

Dwelling Unit Summary

Unit #	Unit Type	In Progress or Complete	Issue (s) Observed	Issue Reference # (s)	Comments
Mobility Units					
1101	Myrtle	✓	✓	12, 29	See Appendix C.
2101	Myrtle	✓		21, 29	See Item #12.
4104	Willow	✓	✓	17, 29	See Appendix C.
Sensory Units					
3101	Myrtle	✓	✓	13, 29	See Appendix C.
FHA Units					
1104	Cedar	✓	✓	28	See Appendix C.
1103	Live Oak	✓	✓	28	See Appendix C.
1102	Water Oak	✓	✓	14, 28	See Appendix C.
4101	Crape	✓	✓	28	See Appendix C.

4.0 Report Qualifications

4.1 Limitations

Our review of installed work is limited to what can be visually observed. The findings and recommendations presented in this report are based upon our observations and our experience with similar projects and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services. Only limited quantitative measurements were obtained. It is possible that there may be deficiencies at the facility which were not readily accessible, not visible or otherwise inadvertently overlooked. The discovery of supplemental information concerning conditions at the site should be reported to us. Based on this information, we can reassess potential impacts and if necessary, modify our recommendations.

The services Terracon performed were general in scope and nature. They have been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The findings and conclusions within this Report are based on our professional judgment; interpretation of the applicable standards, guidelines or regulations; and evaluation of the limited information provided. This Report should not be construed in any way to constitute a warranty or guarantee regarding absolute compliance with applicable regulations or standards.

4.2 Reliance

This Report was prepared pursuant to the contract Terracon has with Freshstart Limehouse (Client). This Report is for the exclusive use and benefit of and may be relied upon by the Client and SC Housing for their purposes at the subject facility only. No other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without our prior written consent. Neither is the information in this report authorized for use at facilities other than the subject facility.

This Report may be relied upon as a description of the observed current conditions of the building and site improvements, as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within this Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of this Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party.

Reliance on this Report by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the client and all relying parties.

Appendix A

Accessibility Compliance Tables

South Carolina Housing SC Housing Final Accessibility Inspection Checklist

PROPERTY DESCRIPTION

SC Housing Project #:	<u>NH-21001</u>		
PROPERTY NAME:	<u>Limehouse Landing</u>		
PROPERTY ADDRESS:	<u>3900 Ladson Road</u>		
CITY:	<u>Summerville</u>		
Number of Buildings:	<u>4</u>	# Accessible Units:	<u>3</u>
Total # Units:	<u>48</u>	# of the A/V-Impaired units: <i>(over and above the 5% accessible)</i>	<u>1</u>
	1 BR	2BR	3BR
# each bedroom type:	0	29	19
			4BR
# H/C Accessible units:	0	2	0
List Accessible Units #s:	<u>1101, 2101, 4104</u>		
List AV Unit #s:	<u>3101</u>		
# Parking spaces:	Total: <u>86</u>	Accessible:	<u>5</u>
Applicable Accessibility Policy:			
Fair Housing	<u>✓</u>	ADA	<u>✓</u>
Section 504/UFAS	<u>✓</u>	SC Housing (Sect. 504/UFAS)	<u>✓</u>

***** Every project, at minimum, is subject to SC Housing policy (which adopts Section 504/UFAS and recommends Visitability) and ADA. Consult SC Housing's Appendix B Development Design Criteria for further information.**

LEGEND:

(UFAS)	Uniform Federal Accessibility Standards, page numbers noted - download Standards and Checklist at: http://www.access-board.gov/indexes/pubsindex.htm
(ADA/AG)	American with Disabilities Act / Accessibility Guide, page numbers noted.-download Guide and Checklist at http://www.access-board.gov/indexes/pubsindex.htm
(ADA)	American with Disabilities Act
(DM)	Fair Housing Act Design Manual, page numbers noted. ANSI references listed are specifically noted in the Fair Housing Act Design Manual. -download at http://www.huduser.org/

Note: The most restrictive code or regulation applies.

South Carolina Housing

Accessibility Inspection Checklist

ACCESSIBLE UNIT INSPECTION

Units equipped for sight/hearing impaired (2%):

In Compliance? Y / N / NA		
Unit #		
3101		
No	1	All rooms equipped with smoke detectors have strobe lights.
Yes	2	Doorbell with light indicator.
Yes	3	Capability for light indicator at phone.
N/Ap	4	If these items are not provided in the units, they may be kept in storage on site.

COMMENTS:

South Carolina Housing
Accessibility Inspection Checklist
ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA		
Unit #1101	Unit #2101	Unit #4104
Myrtle - 2BR	Myrtle - 2BR	Willow - 3BR

Fair Housing	Section 504/UFAS
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ACCESSIBLE UNITS

Yes	Yes	No	1	Entrance threshold max. 1/2" at entry		(UFAS 4.13.8)
Yes	Yes	Yes	2	All rooms on an accessible route (min. 32" clear openings)	(DM 3.5 & 4.3)	(UFAS 4.32.2)
Yes	Yes	Yes	3	Lowered peephole (recommended)	DM	
Yes	Yes	Yes	4	Lever type hardware on doors on accessible route	(DM 3.5 & 4.3)	(UFAS 4.25.4)
Yes	Yes	Yes	5	Switches, electric outlets, phone outlets, thermostat within reach range (15" from floor for outlets-48" max. height for others)	(DM 5.3)	(UFAS 4.27.3)
Yes	Yes	Yes	6	Clothes closets-rod within reach (max. 54")		(UFAS 4.2.5, 4.25.3)
Yes	Yes	Yes	7	Storage (linen, etc.) - shelving within reach (between 9" and 54" above the floor. for side approach, between 9" and 48" for front approach)		(UFAS 4.2.5, 4.25.3)
N/Ap	N/Ap	N/Ap	8	Required low pile carpeting		(UFAS 4.5.3)
N/Ap	N/Ap	N/Ap	9	Walk in closets, if provided, Min. 32" doors	(DM 3.15)	

Kitchen:

Yes	Yes	Yes	1	Clearances / turning circles		(UFAS 4.34.6.1)
Yes	Yes	Yes	2	30" X 48" clear space at appliances		(UFAS 4.34.6.2)
Yes	Yes	Yes	3	One counter 30" long and 34" above floor-clear knee space		(UFAS 4.34.6.4)
Yes	Yes	Yes	4	Sink no more than 34" above floor or adjustable in height & 30" wide min.		(UFAS 4.34.6.5(1))
Yes	Yes	Yes	5	Accessible sink control (height and lever type controls)		(UFAS 4.27),4.34.6.5(4))
Yes	Yes	Yes	6	knee / toe clearance under sink		(UFAS 4.34.6.5(5-7))
Yes	Yes	No	7	Sink pipes insulated / covered		(UFAS 4.34.6.5(8))
Yes	Yes	Yes	8	Cabinet hardware accessible		(UFAS 4.34.6.10)
Yes	Yes	Yes	9	Front mounted range controls		(UFAS 4.34.6.6)
Yes	Yes	Yes	10	Refrigerator meets requirements		(UFAS 4.34.6.8)
Yes	No	Yes	11	Separate switch for rangehood / light within reach areas (height from floor and NOT on back wall above counter unless counter is 34" max. height)		(UFAS 4.34.6.3, 4.27,4.1.2(12))
Yes	Yes	Yes	12	Cabinet storage accessible (48" max height for at least one shelf)		(UFAS 4.34.6.10, 4.25.3)

South Carolina Housing
Accessibility Inspection Checklist
 ACCESSIBLE UNIT INSPECTION

In Compliance? Y / N / NA		
Unit #1101	Unit #2101	Unit #4104
Myrtle - 2BR	Myrtle - 2BR	Willow - 3BR

Fair Housing	Section 504/UFAS
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Bathroom:

Yes	Yes	Yes	1	Maneuvering space		(UFAS 4.22.3)
No	No	Yes	2	Clearances at toilet		(UFAS 4.34.5.2(1))
Yes	Yes	Yes	3	Clearances at tub / shower		(UFAS 4.34.5.4, 4.34.5.5)
Yes	Yes	Yes	4	Knee / toe clearance under lavatory		(UFAS 4.34.5. and 4.19.2)
Yes	Yes	Yes	5	Grab bars properly placed and anchored securely		(toilet and tub/shower) (UFAS 4.34.5)
No	No	Yes	6	Mirror 40" off floor or tilt / accessible		(UFAS 4.22.6)
No	No	No	7	Lavatory pipes insulated / covered		(UFAS 4.34.5.3, 4.19.4)
Yes	Yes	Yes	8	Tub controls located properly		(UFAS 4.34.5.4(4))
Yes	Yes	Yes	9	Tub seat provided		(UFAS 4.34.5.4(2))
No	No	No	10	Hand held shower nozzle		(UFAS 4.34.5.4(5))

COMMENTS:

South Carolina Housing Accessibility Inspection Checklist

In Compliance?
Y / N / Na

Fair Housing	Section 504/UFAS	ADA	ANSI
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SITE AND COMMON AREAS

Parking:

Yes	1	Proper number of accessible spaces?	(min. 2% of parking- DM 2.23)	(min. 1/ accessible unit + 1 visitor/office space - UFAS 4.1.(5)(d))		
Yes	2	Proper width? (8' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	3	Access aisle adjacent? (5' wide min.)	(DM 2.21)	(UFAS 4.6.3)		
Yes	4	Visible designation sign (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)		
Yes	5	Shortest distance (closest space to apt or office)	(DM 2.20)	(UFAS 4.6.2)		
Yes	6	Slope of accessible parking / access aisle (1:50 in all directions)		(UFAS 4.6.3)		
Yes	7	Accessible space provided at each separate site amenity that has parking (community room, laundry, etc.)	(DM 2.23)			
N/Ap	8	Covered parking meets requirements, if provided	(DM 2.25)			

COMMENTS:

Public Areas- (onsite office, community room / etc. if open to more than tenants and guests)

Yes	1	Van accessible parking space with proper width (8' wide min.)?	(DM 2.6 and 2.8)		(ADA/AG 4.6.3)	
Yes	2	Visible H/C designation sign and "Van-accessible" sign? (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(DM 2.21)	(UFAS 4.6.4)	(ADA/AG 4.6.4)	
Yes	3	Access aisle adjacent to van space (8" wide)?	(DM 2.8)		(ADA/AG 4.6.6)	
Yes	4	Slope of accessible parking / access aisle (1: 50 all directions)?			(ADA/AG 4.6.3)	
Yes	5	Accessible parking located on shortest accessible route to accessible entrance?			(ADA/AG 4.6.2)	

COMMENTS:

South Carolina Housing Accessibility Inspection Checklist

In Compliance? Y / N / Na

Fair Housing	Section 504/UFAS	ADA	ANSI
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COMMON AREAS- (Halls, community rooms, laundries, lobby, etc.)

N/Ap	1	Entrance threshold max, 1/2" at entry	(DM 1.11)	(UFAS 4.13.8)		(ANSI 4.13.8)
N/Ap	2	Doorways 32" min. wide	(DM 1.11)	(UFAS 4.13.5)		(ANSI 4.13.5)
N/Ap	3	Required lever hardware provided	(DM 1.11)	(UFAS 4.13.9)		(ANSI 4.13.9)
N/Ap	4	Interior stairs: uniform risers and treads, closed risers, handrails both sides	(DM 2.17)	(UFAS 4.9.2)		(ANSI 4.9)
Yes	5	Handrail extensions		(UFAS 4.9.4)		
Yes	6	Cane detection barrier under stairs		(UFAS 4.4.1)		
N/Ap	7	Toilets fully accessible- 18" clearance pull side of door, maneuvering room (5' circle or T-shape), grab bars, 34" high lavatory, open beneath, pipes covered, mirror 40" above floor or tilt	(DM 2.28-2.30)	(UFAS 4.19 & 4.22, fig 28,29 & 30))		(ANSI 4.22)
N/Ap	8	Required low pile carpeting provided		(UFAS 4.5.3)		
N/Ap	9	Laundry-at least one front loading washer and dryer		(UFAS 4.34.7.2)		
N/Ap	10	Laundry- washer/dryer controls within reach, maneuvering room at doors / washers / dryer folding table / sink	(DM 2.26 - 2.27)			
N/Ap	11	Switches / outlets / thermostats / controls within reach range (15" from floor for outlets-48" max. height for others)				
N/Ap	12	Kitchen-access route through, sink accessible	(DM 2.14)			
N/Ap	13	Playground - if provided, must be on an accessible route	(DM 2.9)			
Yes	14	Mailboxes - interior or exterior - 30" X 48" access space, some boxes within 15" - 48" reach (both postal delivery and postal drop boxes, if provided)	(DM 1.6 and 2.10)			

COMMENTS:

South Carolina Housing Accessibility Inspection Checklist

In Compliance?
Y / N / Na

Accessible Route:

			Fair Housing	Section 504/UFAS	ADA	ANSI
Yes	1	Site / building impracticality test for accessibility?	(DM 1.40-1.55)			
Yes	2	Accessible route linked all elements on site (min. 3' wide, 5% slope max.)-to each building	(DM 2.8-2.9)			
Yes		- site amenity, common areas, mailboxes	(DM 1.6)			
Yes		- trash areas	(DM 2.16)			
Yes		- common laundry		(UFAS 4.34.7.1)		
Yes		- public street / transportation, etc		(UFAS 4.3.2,4.3.3)		
Yes		<i>(other requirements for some site amenities may be mentioned elsewhere)</i>				
Yes	3	Curb cuts with flared sides (1:10 max) from parking to sidewalk	(DM 2.22)	(UFAS 4.7.5)		(ANSI 4.7.7)
Yes	4	All curb cuts have access aisle or means to avoid cars parking to obstruct	(DM 2.11 & 2.15)	(UFAS 4.7.8)		
Yes	5	If accessible route greater than 200', is there a 5'X5' min. passing area provided?(required if width less than 5')		(UFAS 4.3.4)		
Yes	6	If sidewalk less than 48" wide beyond curb cut, max. slope less than 1:12		(UFAS 4.7.5 Fig. 12(a))		
Yes	7	Curb cuts with flared sides wherever required by accessible route (between unit and amenities if walk is accessible route)		(UFAS 4.7.1)		
Yes	8	Ramps provided have max. 8% (1:12) slope?		(UFAS 4.8.2)		
Yes	9	Ramps provided have max. height 30" rise without a level "rest area"		(UFAS 4.8.2)		
Yes	10	Ramps- min 36" width and cross slope max. 1:50		(UFAS 4.8.6)		
Yes	11	Ramps with greater than a 6" rise have handrails on both sides	(DM 1.8)	(UFAS 4.8.6)		(ANSI 4.8.5)

COMMENTS:

ACCESSIBLE UNITS - (see also separate checklist to be completed for each accessible unit)

Yes	1	5% of total units fully accessible (ALWAYS ROUND UP)		(Section 504) (UFAS 4.1.4) (UFAS 4.1.4(11))		
Yes	2	Unit mix of accessible units reflects unit mix of all apartments		(Section 504)		
Yes	3	Accessible units located within the complex so that common and public use facilities are easily accessible, but not so that the accessible units are all in one area or segregated from the others		(Section 504)		

COMMENTS:

South Carolina Housing Accessibility Inspection Checklist

In Compliance?
Y / N / Na

Fair Housing	Section 504/UFAS	ADA	ANSI
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ADAPTABLE UNITS (Fair Housing ONLY) - (Remaining first floor units in buildings of 4+ units or all units in buildings with elevator)

General:

Yes	1	Switches, outlets, controls in accessible locations	(DM 7.33)			
Yes	2	Accessible route to the unit				
Yes	3	Entrance thresholds	(DM 3.10)			(ANSI 4.13.11)
Yes	4	Accessible through the unit to all rooms				

Kitchen:

Yes	1	30" X 48" clear floor space at each fixture				
Yes	2	32" min. entrance to kitchen				
Yes	3	Min. 40" between facing counters (in "U" kitchen, min 60" if any fixture at bottom of "U" OR 40" min if sink has removable front)	(DM 7.7-77.11)	(UFAS 4.34.6.2)		

Bathroom:

Yes	1	Blocking for grab bars in place				
Yes	2	32" min. entrance to bath	(DM 7.33)			
Yes	3	Maneuvering space	(DM 7.33)	(UFAS 4.22.3)		

COMMENTS:

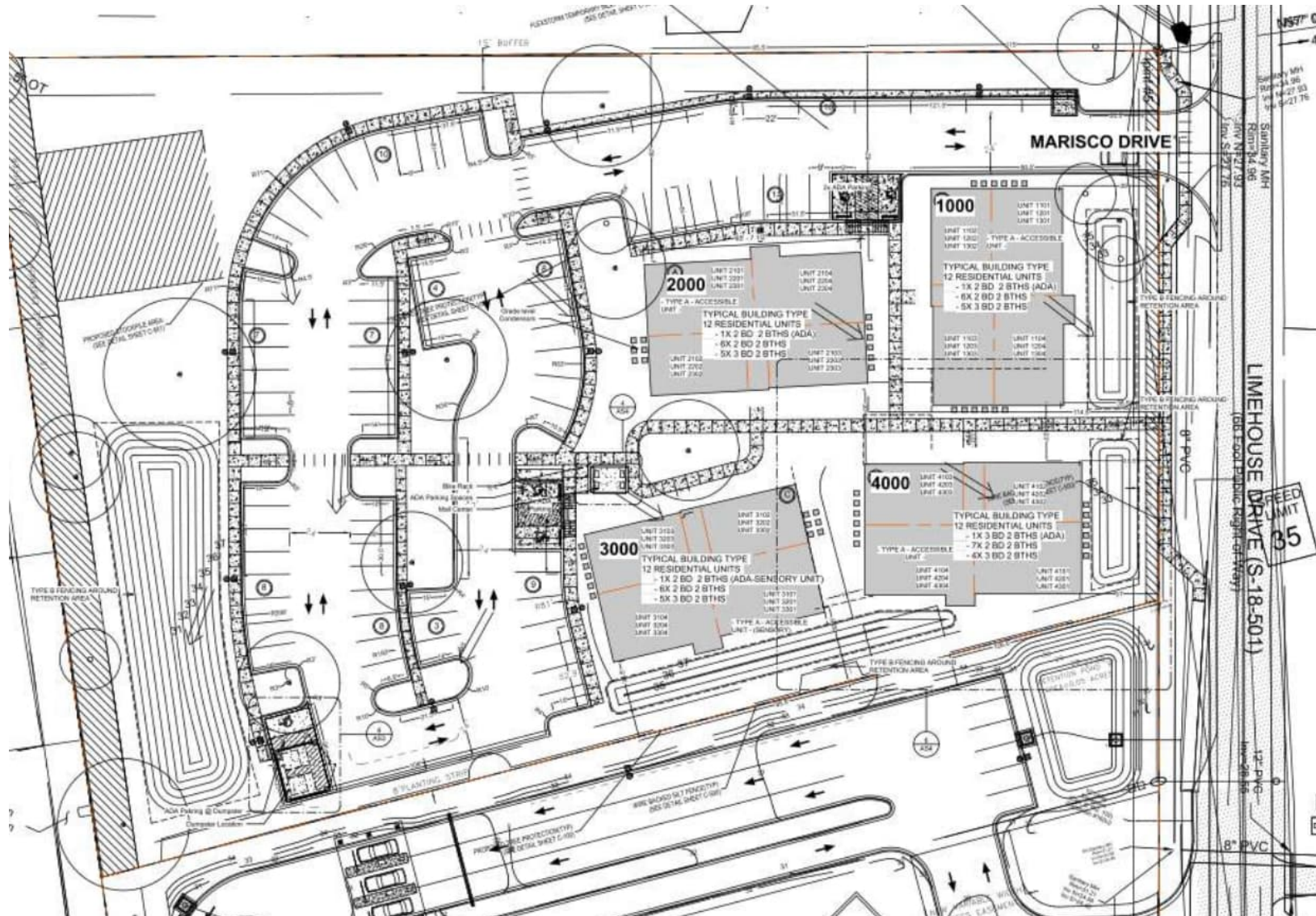
Additional Project Comments:

COMMENTS:



Appendix B

Site Plan



Appendix C

Field Assessment Issues and Photographs

Table of contents

Unit-FHA

#	Description	Plan	Assignee	Status	Page
28	Ground Floor Dwelling Unit Entry Door Hardware	-	@MMI	Field Issue - 01-05-2025	3
14	Water Oak FHA Unit #1102	A1.1_111	@EBE	Field Issue - 04-10-2023	4

Unit-Mobility

#	Description	Plan	Assignee	Status	Page
29	Emergency Pull Cords	-	@MMI	Field Issue - 01-05-2025	8
12	Myrtle Mobility Unit #1101	A1.1_101	@EBE	Field Issue - 04-10-2023	9
21	Myrtle Mobility Unit #2101	A1.1_101	@EBE	Field Issue - 10-09-2024	16
17	Willow Mobility Unit #4104	A1.1_131 B	@EBE	Field Issue - 11-20-2023	17

Unit-Sensory

#	Description	Plan	Assignee	Status	Page
13	Myrtle Sensory Unit #3101	A1.1_101	@EBE	Field Issue - 04-10-2023	27

● **#28 - Ground Floor Dwelling Unit Entry Door Hardware**

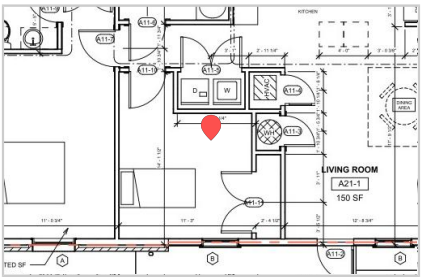
Field Issue | Melissa Middleton | Unit-FHA

Task messages (time in EST)

Melissa Middleton	Issue: The ground floor dwelling unit entrance doors should have lever hardware or other hardware provided that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.	05 Jan 03:57 PM
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● #14 - Water Oak FHA Unit #1102

Field Issue | Emmanuel Belleau | Unit-FHA
Plan: A1.1_111 - Apartment 11 - Plans | Location: Unit 2x2 FH
Tags: #fha



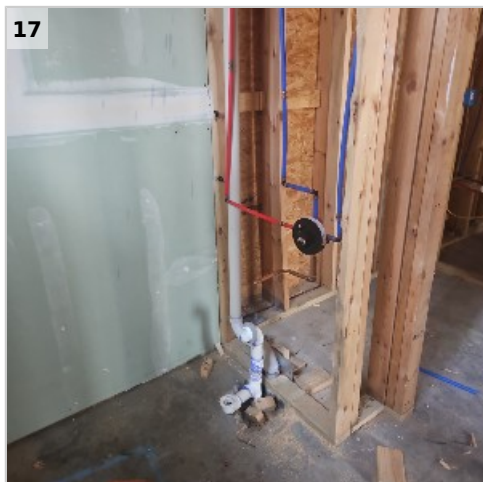
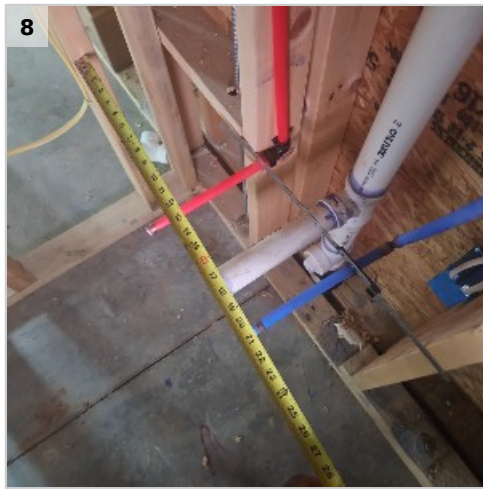
Task messages (time in EST)

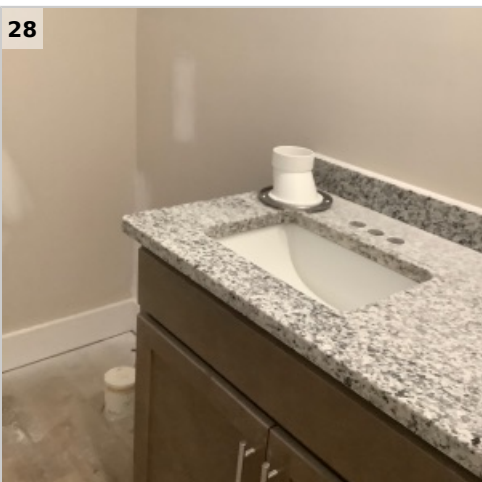
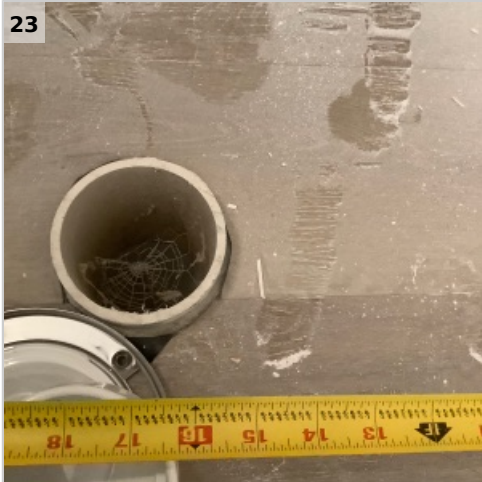
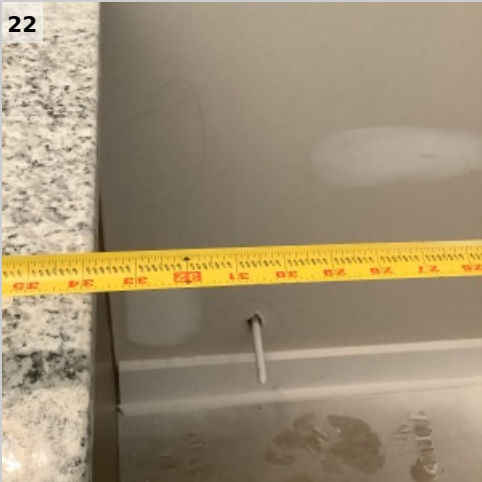
Emmanuel Belleau	Photo 1 - GPS: 32.9746079, -80.1397956	05 Jun 10:02 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9746079, -80.1397956	05 Jun 10:02 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9750635, -80.1401482	05 Jun 10:03 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9746837, -80.1400878	05 Jun 10:04 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9746225, -80.1399958	05 Jun 10:04 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746225, -80.1399958	05 Jun 10:04 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9747471, -80.1402928	05 Jun 10:05 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9747471, -80.1402928	05 Jun 10:05 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9745907, -80.1400621	05 Jun 10:05 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9749353, -80.1400964	05 Jun 10:05 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9749353, -80.1400964	05 Jun 10:05 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilet in the master bathroom will be centered 18" from the finish face of the adjacent wall once installed. In addition, ensure the toilet in the secondary bathroom will be centered at least 18" from the tub. Update 10/9/24: The toilet in the master bathroom is not centered 18" from the finish face of the adjacent wall.	05 Jun 10:07 AM
Emmanuel Belleau	Issue from previous report: The master bathroom does not provide the minimum 30" by 48" clear floor space in the bathroom outside of the door swing. We recommend reversing the door to swing out into the bedroom. ITEM CLOSED 12/26/2024	05 Jun 10:09 AM
Emmanuel Belleau	Issue from previous report: Ensure the master bathroom and secondary bathroom lavatories will be offset a minimum of 24" from the finish face of the adjacent wall once installed. ITEM CLOSED 12/26/2024	05 Jun 10:09 AM
Emmanuel Belleau	Issue: The master bathroom door will not provide the minimum 31-5/8" clear width. The plans show that a 32" door will be provided. The door should be a minimum 34" wide door. Item Closed - 10/9/24	06 Jun 10:17 PM
Emmanuel Belleau	Photo 18 - GPS: 32.9753589, -80.1404811	09 Oct 11:41 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9753589, -80.1404811	09 Oct 11:41 AM

Emmanuel Belleau	Photo 20 - GPS: 32.9749866, -80.140253	09 Oct 11:43 AM
Melissa Middleton	Photo 21 - GPS: 32.9747874, -80.140008	26 Dec 11:32 AM
Melissa Middleton	Photo 22 - GPS: 32.9745557, -80.1396355	26 Dec 11:33 AM
Melissa Middleton	Photo 23 - GPS: 32.9741192, -80.1393424	26 Dec 11:34 AM
Melissa Middleton	Issue: The kitchen appliances are to be installed.	26 Dec 11:35 AM
Melissa Middleton	Photo 24 - GPS: 32.9743271, -80.1397382	26 Dec 11:35 AM
Melissa Middleton	Photo 25 - GPS: 32.9741309, -80.1399011	26 Dec 11:36 AM
Melissa Middleton	Photo 26 - GPS: 32.9746736, -80.1401991	26 Dec 11:37 AM
Melissa Middleton	Issue: The ground floor dwelling unit entrance doors should have lever hardware or other hardware provided that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.	26 Dec 11:38 AM
Melissa Middleton	Photo 27 - GPS: 32.9744507, -80.139874	26 Dec 11:41 AM
Melissa Middleton	Photo 28 - GPS: 32.9744507, -80.139874	26 Dec 11:41 AM
Melissa Middleton	Photo 29 - GPS: 32.9743501, -80.1397093	26 Dec 11:42 AM
Melissa Middleton	Photo 30 - GPS: 32.9744302, -80.1398395	26 Dec 11:42 AM
Melissa Middleton	Issue: The toilet and bathroom accessories are to be installed.	26 Dec 11:44 AM

Photos







● **#29 - Emergency Pull Cords**

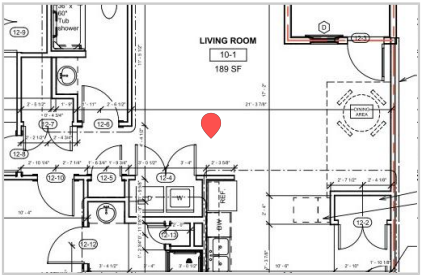
Field Issue | Melissa Middleton | Unit-Mobility

Task messages (time in EST)

Melissa Middleton	Issue: All mobility and hearing and sight-impaired units must have a wireless or hard-wired emergency alert system installed, including a pull cord located in every bedroom and bathroom that either triggers an audible and visual notification outside of the dwelling unit or notifies the staff and 911 during work hours, and 911 after work hours. Provide information on the emergency pull cords.	05 Jan 09:54 PM
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● **#12 - Myrtle Mobility Unit #1101**

Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 HCS
Tags: #mobility

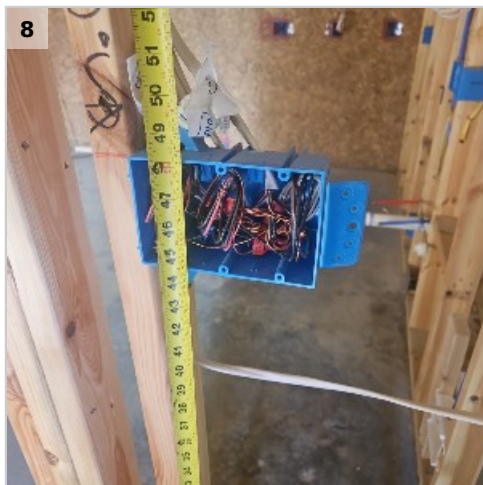
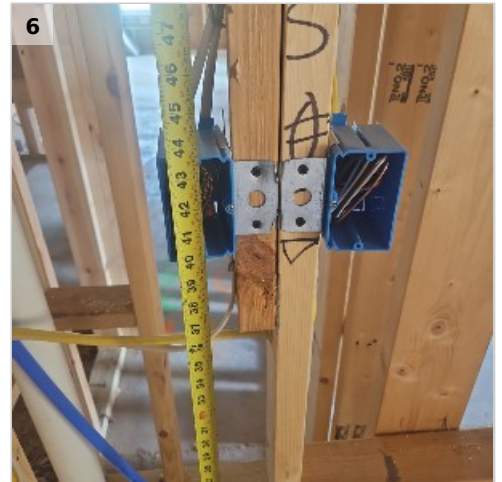
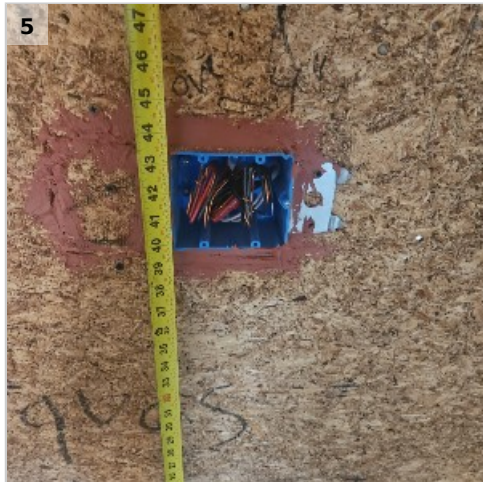


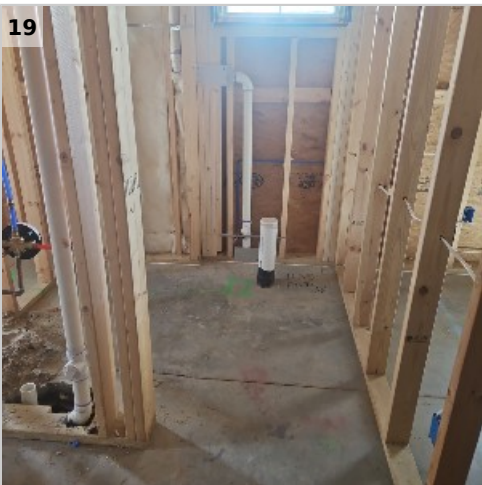
Task messages (time in EST)

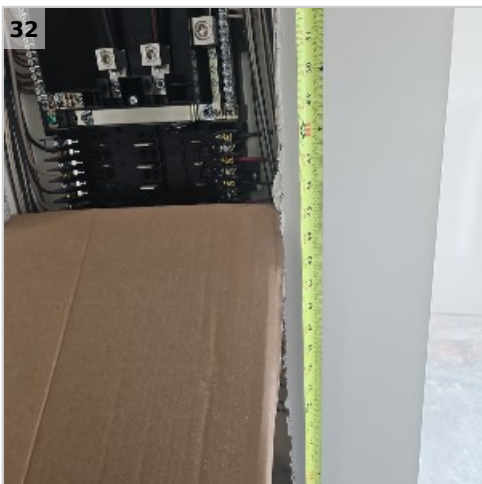
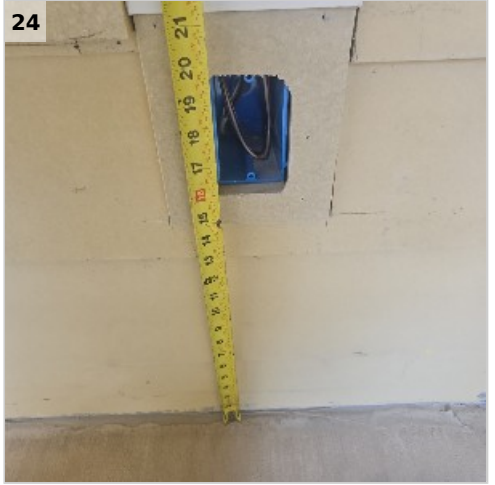
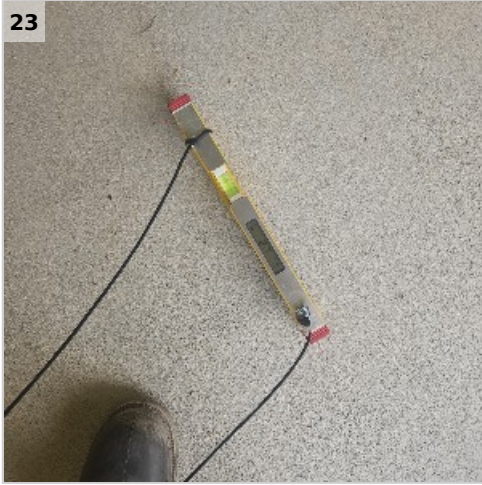
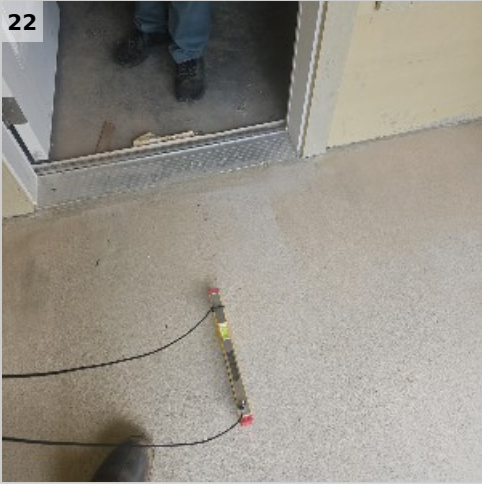
Emmanuel Belleau	Photo 1 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9747054, -80.1395604	05 Jun 09:53 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9746649, -80.1400739	05 Jun 09:53 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9746873, -80.1396274	05 Jun 09:53 AM
Emmanuel Belleau	Photo 8 - GPS: 32.974661, -80.1398769	05 Jun 09:54 AM
Emmanuel Belleau	Photo 9 - GPS: 32.974661, -80.1398769	05 Jun 09:54 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746252, -80.1399108	05 Jun 09:54 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9746252, -80.1399108	05 Jun 09:54 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9746107, -80.1399529	05 Jun 09:54 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9746107, -80.1399529	05 Jun 09:55 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9747767, -80.1400045	05 Jun 09:55 AM
Emmanuel Belleau	Issue from previous report: The toilet in the master bathroom and hallway bathroom should be centered 18" from the finish face of the adjacent wall once installed. The toilet drain in the master bathroom is currently centered approximately 16-5/8" from the adjacent wall. Update 10/9/24: No change. Update 12/26/24: No change.	05 Jun 09:57 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9746658, -80.139344	05 Jun 09:57 AM
Emmanuel Belleau	Issue: Ensure the shower controls will be within 27" from the seat wall once installed. Item Closed - 10/9/24	05 Jun 09:57 AM
Emmanuel Belleau	Issue from previous report: Ensure the shower threshold will not exceed a 1/2" level change. ITEM CLOSED 12/26/2024	05 Jun 09:57 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9749366, -80.1398023	05 Jun 09:57 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9746743, -80.1400697	05 Jun 09:58 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9746743, -80.1400697	05 Jun 09:58 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9747978, -80.1399356	05 Jun 09:58 AM
Emmanuel Belleau	Photo 20 - GPS: 32.9747978, -80.1399356	05 Jun 09:58 AM
Emmanuel Belleau	Photo 21 - GPS: 32.9747533, -80.1399259	05 Jun 09:58 AM
Emmanuel Belleau	Photo 22 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM

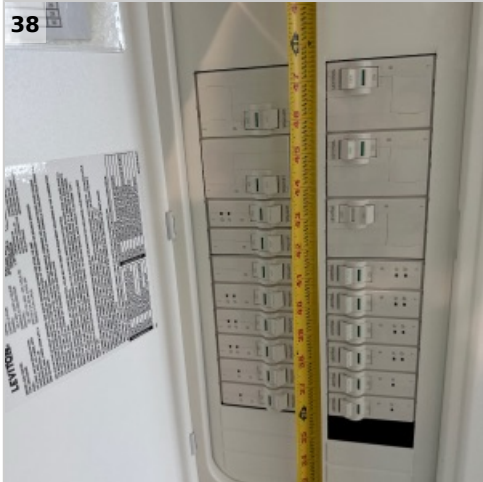
Emmanuel Belleau	Photo 23 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM
Emmanuel Belleau	Photo 24 - GPS: 32.9747082, -80.1398452	05 Jun 10:00 AM
Emmanuel Belleau	Photo 25 - GPS: 32.974775, -80.1394306	09 Oct 11:29 AM
Emmanuel Belleau	Photo 26 - GPS: 32.974775, -80.1394306	09 Oct 11:29 AM
Emmanuel Belleau	Photo 27 - GPS: 32.9747601, -80.1393261	09 Oct 11:29 AM
Emmanuel Belleau	Photo 28 - GPS: 32.9749199, -80.1392774	09 Oct 11:30 AM
Emmanuel Belleau	Photo 29 - GPS: 32.9747352, -80.1395112	09 Oct 11:31 AM
Emmanuel Belleau	Issue: The linen closet in the master bathroom should not exceed 24" from the finish face of the back wall to the finish face of the exterior wall. ITEM CLOSED 12/26/2024	09 Oct 11:32 AM
Emmanuel Belleau	Photo 30 - GPS: 32.9750763, -80.1395434	09 Oct 11:32 AM
Emmanuel Belleau	Photo 31 - GPS: 32.9750763, -80.1395434	09 Oct 11:32 AM
Emmanuel Belleau	Photo 32 - GPS: 32.9750953, -80.1400868	09 Oct 11:33 AM
Emmanuel Belleau	Photo 33 - GPS: 32.9747623, -80.1395937	09 Oct 11:33 AM
Emmanuel Belleau	Photo 34 - GPS: 32.9747056, -80.1394561	09 Oct 11:35 AM
Emmanuel Belleau	Photo 35 - GPS: 32.9747462, -80.1395436	09 Oct 11:36 AM
Emmanuel Belleau	Photo 36 - GPS: 32.9747462, -80.1395436	09 Oct 11:36 AM
Emmanuel Belleau	Issue: Ensure there will be a minimum of 40" clear between the refrigerator and opposing countertops. The kitchen island would need to be modified to provide approximately an additional 12" in front of the refrigerator. ITEM CLOSED 12/26/2024	11 Oct 10:32 AM
Melissa Middleton	Photo 37 - GPS: 32.9739553, -80.1395194	26 Dec 11:12 AM
Melissa Middleton	Photo 38 - GPS: 32.9741843, -80.1394982	26 Dec 11:13 AM
Melissa Middleton	Photo 39 - GPS: 32.9744679, -80.1395441	26 Dec 11:14 AM
Melissa Middleton	Photo 40 - GPS: 32.9744843, -80.139553	26 Dec 11:16 AM
Melissa Middleton	Photo 41 - GPS: 32.9743877, -80.1394273	26 Dec 11:18 AM
Melissa Middleton	Photo 42 - GPS: 32.9744344, -80.1397209	26 Dec 11:18 AM
Melissa Middleton	Photo 43 - GPS: 32.9740615, -80.1395441	26 Dec 11:19 AM
Melissa Middleton	Photo 44 - GPS: 32.974253, -80.1394381	26 Dec 11:19 AM
Melissa Middleton	Photo 45 - GPS: 32.97426, -80.1394626	26 Dec 11:20 AM
Melissa Middleton	Photo 46 - GPS: 32.9743143, -80.13945	26 Dec 11:21 AM
Melissa Middleton	Photo 47 - GPS: 32.9742877, -80.1394722	26 Dec 11:22 AM
Melissa Middleton	Photo 48 - GPS: 32.974437, -80.1396831	26 Dec 11:22 AM
Melissa Middleton	Photo 49 - GPS: 32.9745693, -80.1397674	26 Dec 11:23 AM
Melissa Middleton	Photo 50 - GPS: 32.9743709, -80.1396032	26 Dec 11:24 AM

Photos





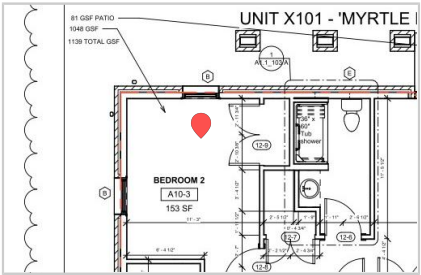






● **#21 - Myrtle Mobility Unit #2101**

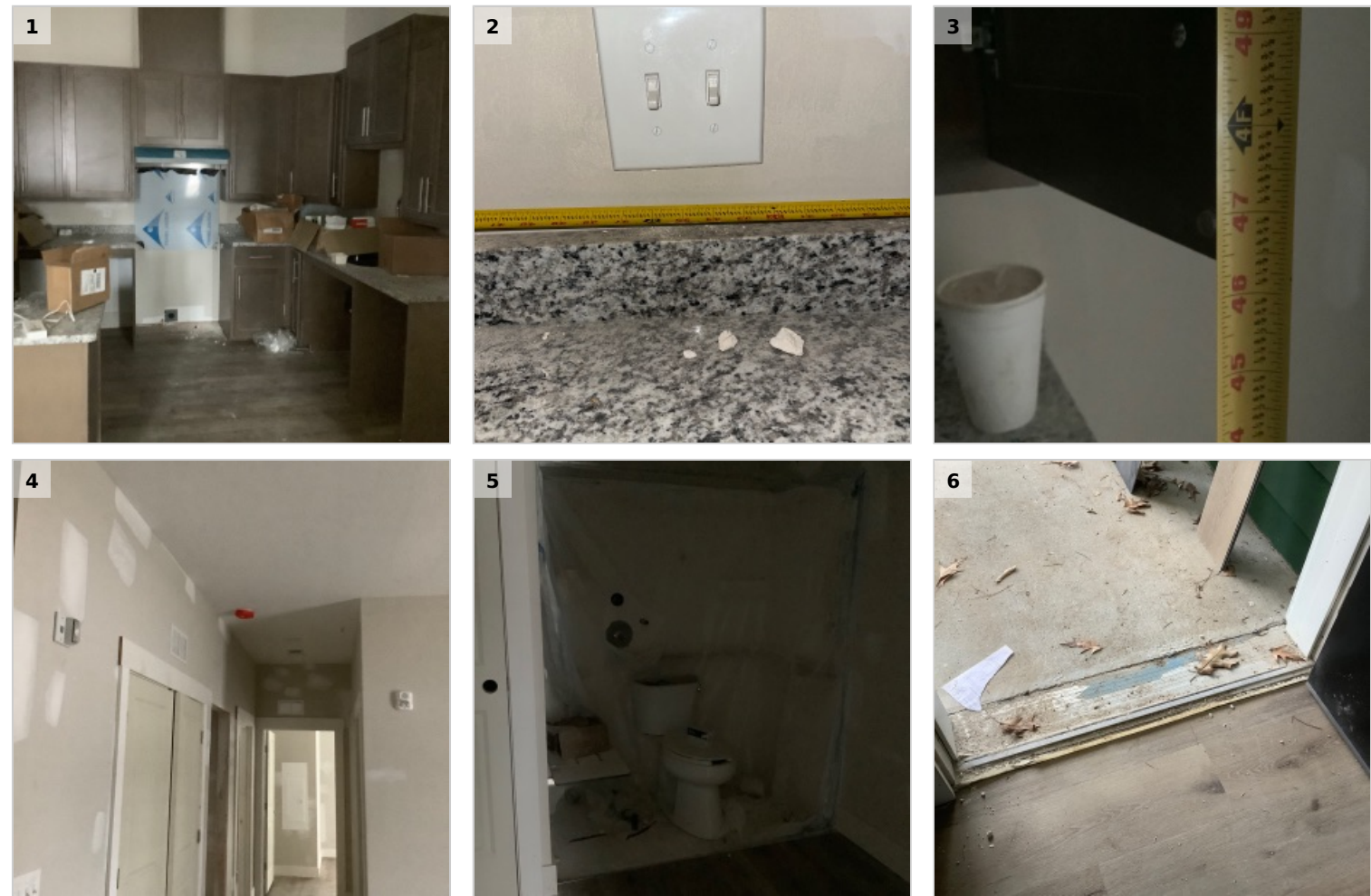
Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 HCS
Tags: #mobility



Task messages (time in EST)

Melissa Middleton	Photo 1 - GPS: 32.9740005, -80.1399836	26 Dec 12:05 PM
Melissa Middleton	Photo 2 - GPS: 32.9743364, -80.140152	26 Dec 12:07 PM
Melissa Middleton	Issue: The switches provided near the range for the hood light and fan are within 34" from a corner and should be located beyond 36" from a corner condition, since a work surface is not provided near the switches.	26 Dec 12:07 PM
Melissa Middleton	Photo 3 - GPS: 32.9745607, -80.1400597	26 Dec 12:08 PM
Melissa Middleton	Photo 4 - GPS: 32.9742025, -80.140055	26 Dec 12:09 PM
Melissa Middleton	Photo 5 - GPS: 32.9740503, -80.1400572	26 Dec 12:10 PM
Melissa Middleton	Photo 6 - GPS: 32.9751409, -80.1404847	26 Dec 12:13 PM
Melissa Middleton	Issue: The toilet and bathroom accessories are to be installed.	05 Jan 09:57 PM

Photos



● **#17 - Willow Mobility Unit #4104**

Field Issue | Emmanuel Belleau | Unit-Mobility
Plan: A1.1_131 B - UNIT X104 - 'WILLOW' TYPE A | Location: Unit 3x2 HCS
Tags: #mobility



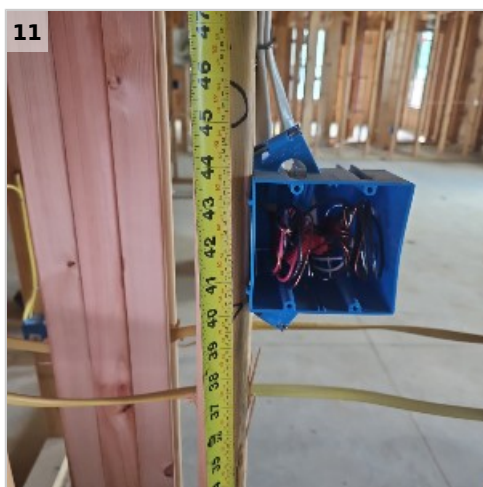
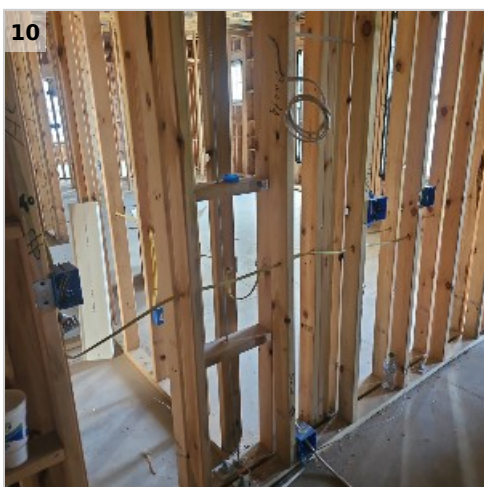
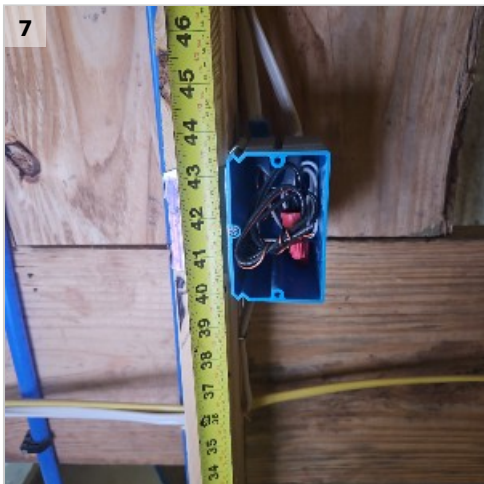
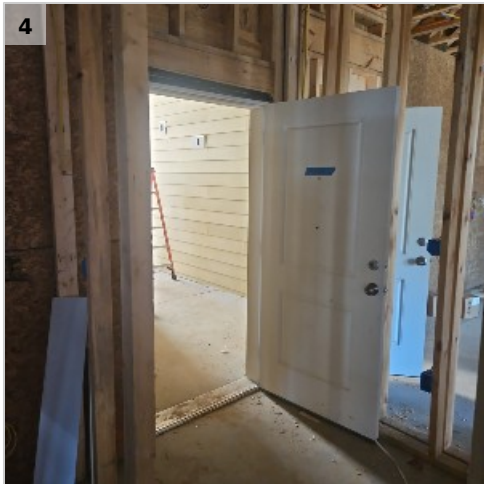
Task messages (time in EST)

Emmanuel Belleau	Photo 1 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 2 - GPS: 32.9743025, -80.139762	05 Jun 09:07 AM
Emmanuel Belleau	Photo 3 - GPS: 32.9747457, -80.1397798	05 Jun 09:07 AM
Emmanuel Belleau	Photo 4 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9747626, -80.1396268	05 Jun 09:07 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9741405, -80.1396873	05 Jun 09:07 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9743025, -80.139762	05 Jun 09:07 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9747457, -80.1397798	05 Jun 09:07 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9746665, -80.13945	05 Jun 09:08 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9742754, -80.1399852	05 Jun 09:08 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9742754, -80.1399852	05 Jun 09:09 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9741886, -80.1397426	05 Jun 09:09 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9741886, -80.1397426	05 Jun 09:09 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9741244, -80.1396902	05 Jun 09:09 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9741244, -80.1396902	05 Jun 09:09 AM
Emmanuel Belleau	Photo 19 - GPS: 32.9741309, -80.1397787	05 Jun 09:10 AM
Emmanuel Belleau	Photo 20 - GPS: 32.9739965, -80.1397873	05 Jun 09:10 AM
Emmanuel Belleau	Photo 21 - GPS: 32.974162, -80.1397861	05 Jun 09:11 AM
Emmanuel Belleau	Issue: Ensure the linen closet in the bathroom will not exceed 24" from the back wall to the face of the exterior wall. Item Closed - 10/9/24	05 Jun 09:12 AM
Emmanuel Belleau	Photo 22 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 23 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 24 - GPS: 32.9735904, -80.1396244	05 Jun 09:12 AM
Emmanuel Belleau	Photo 25 - GPS: 32.9743423, -80.139672	05 Jun 09:13 AM

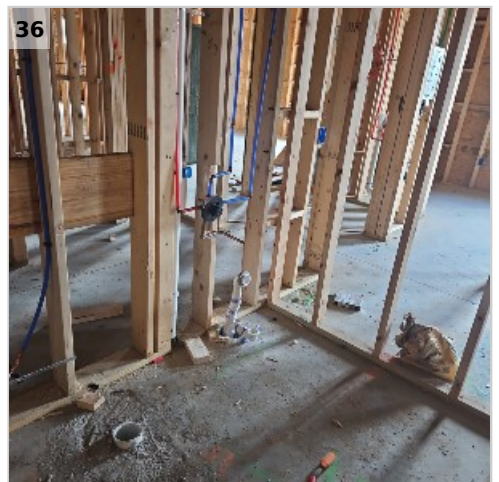
Emmanuel Belleau	Photo 26 - GPS: 32.974324, -80.1396881	05 Jun 09:13 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilets will be centered 18" from the finish face of the adjacent wall once installed. Update 10/9/24: No change. ITEM CLOSED 12/26/2024	05 Jun 09:14 AM
Emmanuel Belleau	Photo 27	05 Jun 09:14 AM
Emmanuel Belleau	Issue: Ensure the shower controls will be within 27" from the seat wall. Item Closed - 10/9/24	05 Jun 09:15 AM
Emmanuel Belleau	Issue: Ensure the shower threshold will not exceed a 1/2" level change. Item Closed - 10/9/24	05 Jun 09:15 AM
Emmanuel Belleau	Photo 28	05 Jun 09:15 AM
Emmanuel Belleau	Photo 29 - GPS: 32.9736333, -80.1403066	05 Jun 09:15 AM
Emmanuel Belleau	Photo 30 - GPS: 32.9736333, -80.1403066	05 Jun 09:15 AM
Emmanuel Belleau	Photo 31 - GPS: 32.9736333, -80.1403066	05 Jun 09:16 AM
Emmanuel Belleau	Photo 32 - GPS: 32.9736333, -80.1403066	05 Jun 09:16 AM
Emmanuel Belleau	Photo 33 - GPS: 32.9741867, -80.1397836	05 Jun 09:16 AM
Emmanuel Belleau	Photo 34 - GPS: 32.9741556, -80.1398712	05 Jun 09:17 AM
Emmanuel Belleau	Issue: The master bathroom door will not provide the minimum 31-5/8" clear width. The plans show that a 32" door will be provided. The door should be a minimum 34" wide door. Item Closed - 10/9/24	05 Jun 09:19 AM
Emmanuel Belleau	Photo 35 - GPS: 32.973555, -80.1400468	05 Jun 09:19 AM
Emmanuel Belleau	Photo 36 - GPS: 32.973555, -80.1400468	05 Jun 09:19 AM
Emmanuel Belleau	Photo 37 - GPS: 32.9741524, -80.1397158	05 Jun 09:20 AM
Emmanuel Belleau	Photo 38 - GPS: 32.9741692, -80.1398888	05 Jun 09:20 AM
Emmanuel Belleau	Photo 39 - GPS: 32.9741943, -80.1398936	05 Jun 09:20 AM
Emmanuel Belleau	Photo 40 - GPS: 32.9741813, -80.1398904	05 Jun 09:21 AM
Emmanuel Belleau	Photo 41 - GPS: 32.9741813, -80.1398904	05 Jun 09:21 AM
Emmanuel Belleau	Issue: Ensure the back bedroom will have a minimum of 48" from the face of the finish entry wall to the finish face of the closet wall. The current framed space is 48" from the door stud to the closet wall stud. Item Closed - 10/9/24	05 Jun 09:25 AM
Emmanuel Belleau	Photo 42	05 Jun 09:28 AM
Emmanuel Belleau	Photo 43 - GPS: 32.9739579, -80.1396848	05 Jun 09:28 AM
Emmanuel Belleau	Photo 44	09 Oct 11:12 AM
Emmanuel Belleau	Photo 45 - GPS: 32.973584, -80.140506	09 Oct 11:13 AM
Emmanuel Belleau	Photo 46 - GPS: 32.973584, -80.140506	09 Oct 11:13 AM
Emmanuel Belleau	Photo 47 - GPS: 32.9745492, -80.1402141	09 Oct 11:13 AM
Emmanuel Belleau	Photo 48 - GPS: 32.9745492, -80.1402141	09 Oct 11:13 AM
Emmanuel Belleau	Photo 49 - GPS: 32.9734184, -80.1398278	09 Oct 11:14 AM
Emmanuel Belleau	Photo 50 - GPS: 32.9731143, -80.140275	09 Oct 11:14 AM
Emmanuel Belleau	Photo 51 - GPS: 32.9747991, -80.1394195	09 Oct 11:14 AM
Emmanuel Belleau	Photo 52 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM

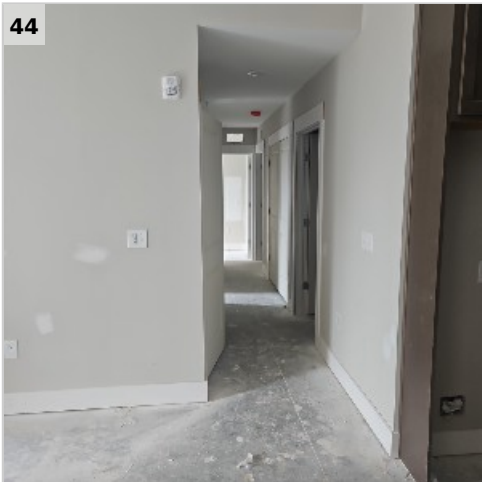
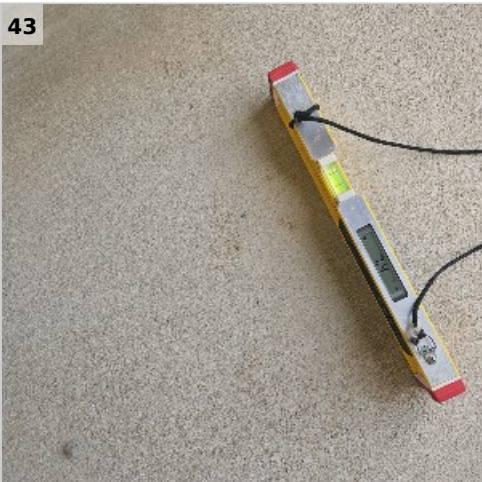
Emmanuel Belleau	Photo 53 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM
Emmanuel Belleau	Photo 54 - GPS: 32.9747991, -80.1394195	09 Oct 11:15 AM
Emmanuel Belleau	Photo 55 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 56 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 57 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 58 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 59 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 60 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 61 - GPS: 32.9747991, -80.1394195	09 Oct 11:16 AM
Emmanuel Belleau	Photo 62 - GPS: 32.9697282, -80.141986	09 Oct 11:17 AM
Emmanuel Belleau	Photo 63 - GPS: 32.9734037, -80.1398241	09 Oct 11:19 AM
Emmanuel Belleau	Photo 64 - GPS: 32.9740391, -80.139889	09 Oct 11:19 AM
Emmanuel Belleau	Photo 65	09 Oct 11:20 AM
Emmanuel Belleau	Photo 66 - GPS: 32.9733978, -80.1398111	09 Oct 11:20 AM
Emmanuel Belleau	Photo 67 - GPS: 32.9733978, -80.1398111	09 Oct 11:20 AM
Emmanuel Belleau	Photo 68 - GPS: 32.9733906, -80.1400138	09 Oct 11:22 AM
Emmanuel Belleau	Photo 69 - GPS: 32.9733906, -80.1400138	09 Oct 11:22 AM
Melissa Middleton	Photo 70 - GPS: 32.9744415, -80.1398778	26 Dec 11:50 AM
Melissa Middleton	Photo 71 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 72 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 73 - GPS: 32.9744436, -80.1398755	26 Dec 11:51 AM
Melissa Middleton	Photo 74 - GPS: 32.9744445, -80.139874	26 Dec 11:52 AM
Melissa Middleton	Photo 75 - GPS: 32.9736268, -80.1398807	26 Dec 11:53 AM
Melissa Middleton	Issue: The patio door threshold is 3/4"- high on the interior side and appears to be lower than the exterior patio. Review any water drainage concerns. Ensure that the maximum threshold height is within 1/2".	26 Dec 11:57 AM
Melissa Middleton	Photo 76 - GPS: 32.9743582, -80.1398736	26 Dec 11:59 AM
Melissa Middleton	Photo 77 - GPS: 32.9743581, -80.1398733	26 Dec 11:59 AM
Melissa Middleton	Issue: Pipe insulation is to be installed at the kitchen sink and at the bathroom lavatory.	26 Dec 11:59 AM
Melissa Middleton	Photo 78 - GPS: 32.9744451, -80.1398715	26 Dec 12:00 PM
Melissa Middleton	Photo 79 - GPS: 32.9740246, -80.1399229	26 Dec 12:03 PM
Melissa Middleton	Photo 80 - GPS: 32.9738497, -80.1400206	26 Dec 12:03 PM

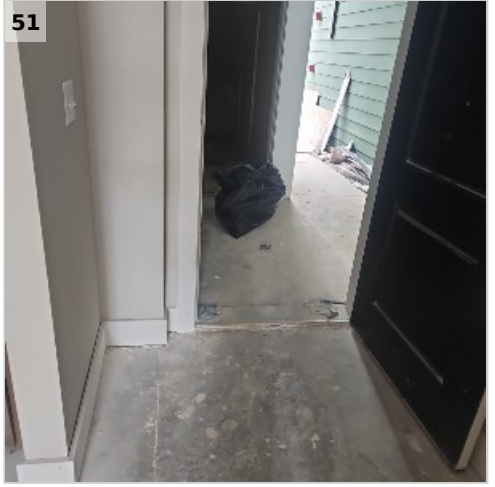
Photos

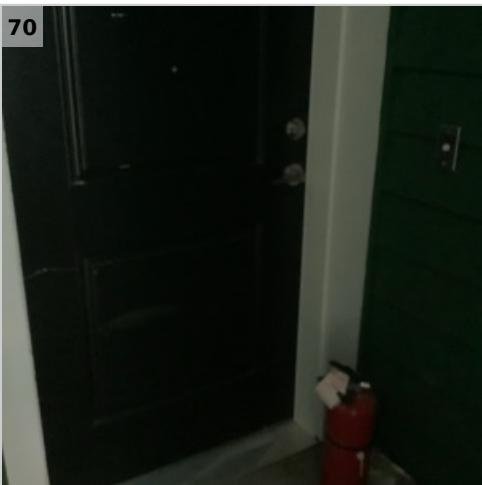
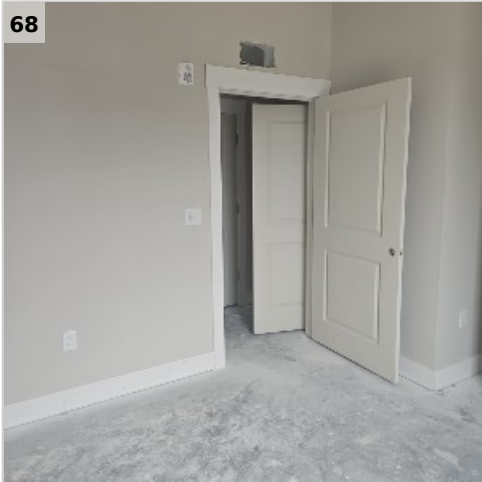
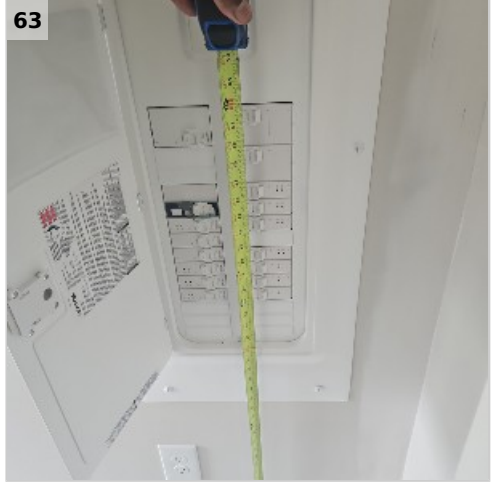


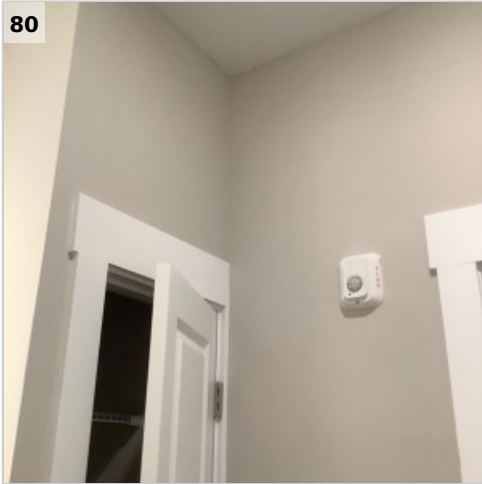








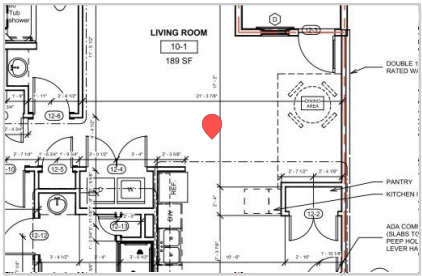




Unit-Sensory

#13 - Myrtle Sensory Unit #3101

Field Issue | Emmanuel Belleau | Unit-Sensory
Plan: A1.1_101 - Apartment 10 Plan | Location: Unit 2x2 SI
Tags: #sensory



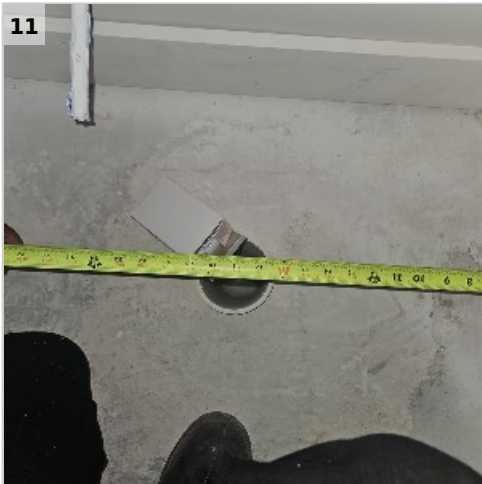
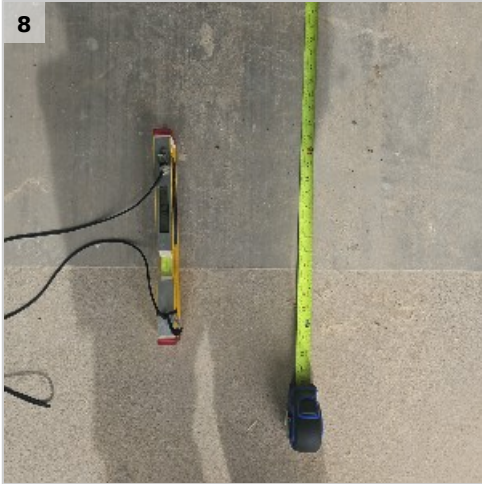
Task messages (time in EST)

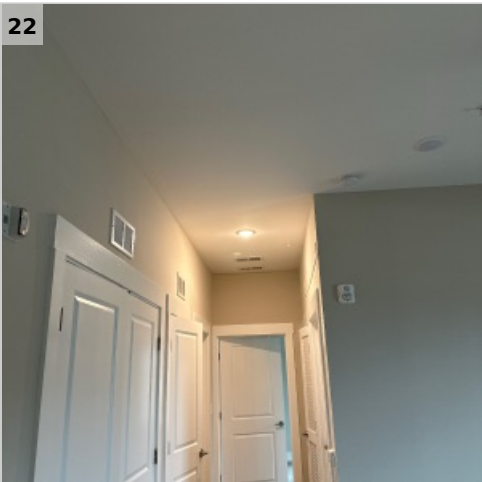
Emmanuel Belleau	Issue: Please verify that there will be sensory equipment installed in this unit. Update 10/9/24: This is the designated sensory unit. Compliant sensory equipment was not installed during our visit. ITEM CLOSED 12/26/2024	05 Jun 10:28 AM
Emmanuel Belleau	Issue from previous report: Ensure the toilet in the master bathroom and hallway bathroom will be centered 18" from the finish face of the adjacent wall once installed. Update 10/9/24: The toilet is not centered 18" from the finish face of the adjacent wall. ITEM CLOSED 12/26/2024	07 Jun 07:46 AM
Emmanuel Belleau	Photo 1 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 2 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 3 - GPS: 32.974315, -80.1409626	09 Oct 10:45 AM
Emmanuel Belleau	Photo 4	09 Oct 10:46 AM
Emmanuel Belleau	Photo 5 - GPS: 32.9736055, -80.1402389	09 Oct 10:46 AM
Emmanuel Belleau	Photo 6 - GPS: 32.9736055, -80.1402389	09 Oct 10:47 AM
Emmanuel Belleau	Photo 7 - GPS: 32.9735973, -80.1402816	09 Oct 10:47 AM
Emmanuel Belleau	Photo 8 - GPS: 32.9735973, -80.1402816	09 Oct 10:47 AM
Emmanuel Belleau	Photo 9 - GPS: 32.9736258, -80.1403667	09 Oct 10:50 AM
Emmanuel Belleau	Photo 10 - GPS: 32.9741024, -80.1400709	09 Oct 10:50 AM
Emmanuel Belleau	Photo 11 - GPS: 32.9741024, -80.1400709	09 Oct 10:50 AM
Emmanuel Belleau	Photo 12 - GPS: 32.9660875, -80.1444284	09 Oct 10:51 AM
Emmanuel Belleau	Photo 13 - GPS: 32.9660875, -80.1444284	09 Oct 10:52 AM
Emmanuel Belleau	Photo 14 - GPS: 32.9660875, -80.1444284	09 Oct 10:52 AM
Emmanuel Belleau	Photo 15 - GPS: 32.9734035, -80.1398228	09 Oct 10:53 AM
Emmanuel Belleau	Photo 16 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	Photo 17 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	Photo 18 - GPS: 32.9734035, -80.1398228	09 Oct 10:54 AM
Emmanuel Belleau	General Comment: Ensure the bathroom lavatory will be centered 24" from the finish face of the adjacent wall for a parallel approach or a removable base cabinet should be provided for a forward approach. ITEM CLOSED 12/26/2024	11 Oct 11:02 AM
Emmanuel Belleau	Issue: Ensure there will be a minimum of 40" clear between the refrigerator and opposing countertops. The kitchen island would need to be modified to provide approximately an additional 12" in front of the refrigerator. ITEM CLOSED 12/26/2024	11 Oct 11:04 AM

Melissa Middleton	Photo 19 - GPS: 32.9735374, -80.1400043	26 Dec 10:55 AM
Melissa Middleton	Photo 20 - GPS: 32.9735301, -80.1400219	26 Dec 10:55 AM
Melissa Middleton	Photo 21 - GPS: 32.9735132, -80.1399978	26 Dec 10:56 AM
Melissa Middleton	Photo 22 - GPS: 32.9734931, -80.1399688	26 Dec 10:57 AM
Melissa Middleton	Issue: There is a fire alarm system with strobe alarms provided; however, strobes are not provided on the smoke detectors. We recommend installing smoke detectors with a strobe alarm in the designated communication dwelling unit.	26 Dec 10:58 AM
Melissa Middleton	Photo 23 - GPS: 32.9735329, -80.1400894	26 Dec 10:58 AM
Melissa Middleton	Photo 24 - GPS: 32.9734826, -80.1401116	26 Dec 10:59 AM
Melissa Middleton	Issue: Pipe insulation is to be installed at the kitchen sink.	26 Dec 11:00 AM
Melissa Middleton	Photo 25 - GPS: 32.9734335, -80.1399905	26 Dec 11:02 AM
Melissa Middleton	Photo 26 - GPS: 32.9732434, -80.1400034	26 Dec 11:04 AM
Melissa Middleton	Photo 27 - GPS: 32.9731699, -80.1400554	26 Dec 11:05 AM
Melissa Middleton	Photo 28 - GPS: 32.9730804, -80.140097	26 Dec 11:05 AM
Melissa Middleton	Photo 29 - GPS: 32.9730804, -80.140097	26 Dec 11:06 AM
Melissa Middleton	Issue: The grab bars near the toilet, the toilet paper dispenser and the towel bar to be relocated in the bathroom.	26 Dec 11:06 AM
Melissa Middleton	Photo 30 - GPS: 32.9734009, -80.1399298	26 Dec 11:10 AM

Photos







28



29



30

