

Exhibit AA

SC Housing Accessibility Consultant Qualifications and Requirements

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

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

Qualification Package

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

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

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

Minimum Scope and Reporting Standards

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

Plans and Specification Review Report

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

Reporting: Include the following minimum standards in the report:

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

Framing Inspection (and additional needed interim inspections) Report

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

Reporting: Include the following minimum standards in the report:

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

Final Inspection Report

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

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

Reporting: Include the following minimum standards in the report:

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

Certificate of Accessibility Compliance

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

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

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

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

Company Name: Zeffert & Associates

Consultant Name: Carol Redman Phone: 314-422-3189

Signature:  Date: 5-14-2025

ZEFFERT & ASSOCIATES

12101 Woodcrest Executive Drive,
Suite 180 St. Louis, MO 63141
Office (866) 760-6000

www.zeffert.com | info@zeffert.com

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

RE: Cover Letter to the Accessibility Consultant Qualification Package
Enclosed is the requested documentation of Accessibility Consultant Qualifications, to satisfy the South Carolina State Housing Finance and Development Authority Qualified Allocation Plan.

Inquiries may be directed to:

Zeffert & Associates
C/O: Fred Donnell
12101 Woodcrest Executive Drive
Suite 180
St. Louis, MO 63141

Direct: 636-697-4151
[Email: fdonnell@zeffert.com](mailto:fdonnell@zeffert.com)

Sincerely,



Fred Donnell
Manager – Inspection Services

CC: Jeffrey Promnitz, CEO

References

The below clients are all clients who currently utilize Zeffert & Associates as Accessibility Consultant, performing Pre-Construction Plan Reviews and Accessibility Training Sessions, Accessibility Construction Onsite Reviews, and Accessibility Assessments. Additional references for 504 Transition Plan Reports and Capital needs Assessments available upon request, as well as information about services provides by other Zeffert business units (Utility Allowance Calculations, Tenant Income Certification, File Reviews and Audits, and Trainings).

Beneficial Communities
Robert Smith
Director, Multifamily Development
BSmith@beneficialcom.com
(941) 487-3755

Piedmont Housing Group
Josh Thomason
Principal
josh@piedmonthousinggroup.com
(404) 202-1357

Beverly J. Searles Foundation
Philip E. Searles
President
philip@bjsfoundation.org
(678) 467-6861

TBG Residential
Amelia Johnson
Vice President of Development
ajohnson@tbgresidential.com
(678) 324-5556

Landbridge Development
Gary Hammond
Principal
grh@grhco.com
(770) 481-0853

OUR HISTORY

In January 1994 R.H. Zeffert & Associates, Inc. was established to provide energy audits to FmHA developments (now Rural Development). Over the next seven years, the range of services grew to include Utility Allowance Calculations, Handicap Accessibility Surveys, and Comprehensive Needs Assessments/Capital Needs Assessments. In 2000, Compliance Solutions was established to provide compliance services to Low Income Housing Tax Credit (LIHTC) properties. A few years later, recognizing the demand for better understanding of the affordable housing industry by the range of interested parties, a specialized training department was established. Then, in January 2007 the two companies merged to form Zeffert & Associates, Inc. and is commonly known as simply Zeffert across the entire United States and its territories and commonwealths.

Since its origination in 1994 the company has grown to employ as many as 60 highly qualified, talented individuals across the country with its headquarters located in St. Louis, Missouri. With the vision of Zeffert's founder Bob Zeffert, the company grew an average of 20% year-over-year. After twenty years Bob retired and new leadership adapted his successful legacy with modernized goals and technology. **In 2018 Zeffert served the affordable housing industry more than any time in its history by achieving its highest levels of production and sales ever.**

Zeffert continues to have its home in St. Louis while serving clients in nearly every state, including overseas territories that are part of the United States. There are now four distinct operating units, as well as finance and human resources departments, that serve the entire housing industry, primarily those specific to affordable housing that fall within the jurisdiction of the Internal Revenue Service, Housing and Urban Development, and the Department of Agriculture's Rural Development. These four operating units are: Compliance, Inspection Services, Training, and Utility Allowance.

ABOUT US and OUR SERVICES

Zeffert is a nationwide consulting firm headquartered in St. Louis, MO specializing in training, auditing, inspections, and compliance services in support of the affordable housing industry since 1994. Zeffert leverages efficiencies created by existing expertise, information management, and logistical systems to provide high-value services at optimal cost.

COMPLIANCE DEPARTMENT

Syndicators, management companies, and general partners depend on Zeffert to work with site staff in maintaining the highest level of compliance for all program types. Zeffert's industry-leading expertise also protects investment assets by providing comprehensive reviews of qualifying tenant files during or after lease-up to ensure that regulatory requirements are met. While Zeffert specializes in providing the fastest tenant file review times in the industry, sometimes Zeffert is engaged to assist in onsite reviews that may include file re-creation for mismanaged or misplaced files. Or, in some cases, being onsite provides additional peace-of-mind for the client.

INSPECTION SERVICES DEPARTMENT

Zeffert utilizes highly experienced onsite physical inspectors to provide Handicap Accessibility Reviews, Capital Needs Assessments, 504 Transition Plans, Uniform Physical Condition Assessments (UPCS), and other plan reviews. The experience covers nearly every funding source including Rural Development, HUD, and LIHTC. Both new construction and rehabilitations are covered with detailed, comprehensive reports provided to clients. These include reviews of architectural designs and physically inspecting the premises at varying stages of development. As for Capital Needs Assessments, whenever a federal funding source is utilized, it is required to have a third party assess the project.

To date, the Inspection Services Department has performed over:

- 5,000 Handicap Accessibility Surveys
- 4,000 energy audits
- 2,500 Capital Needs Assessments
- 10,000 physical inspections for state agencies
- 750 Design Reviews

TRAINING DEPARTMENT

Property management companies face up to 40% staff turnover year-over-year so proper training is the key to successful property management in every aspect. Zeffert provides both live training and learning in an online environment, known as eLearning. Training programs cover all affordable housing programs and funding types and many times clients request specialized training to educate their staff on specific needs. Live training sessions are frequently offered with enrollment open to the public, while other times the sessions are sponsored by a management company or Public Housing Authority.

Zeffert is one of the largest proctors of the prestigious and coveted Housing Credit Certified Professional (HCCP) examination that is governed by the National Association of Homebuilders. Additionally, Zeffert offers and awards its own specific topic designations. To date, thousands of affordable housing practitioners have taken, passed, and earned these designations under the expertise of Zeffert's trainers that range from HUD to Fair Housing to Rural Development.

UTILITY ALLOWANCE DEPARTMENT

Zeffert is the largest provider of utility allowance (UA) calculations in the country. With automated systems to make the process more efficient, and the biggest database of utility rates nationwide, the UA reports meet the requirements of all organizations requiring them in the fastest and most accurate manner. Additionally, the online process allows clients to easily enter

their requirements, select the due dates relevant to their budgets or other requirements, and Zeffert does the rest.

The methodologies for calculating utility allowances vary and Zeffert conducts all of them. Tax credit, RD, and HUD regulations dictate these methodologies and they can vary by state as well as by agency. They can also change without notice. Zeffert maintains a database of requirements and conducts research to remain informed of the ever-changing regulations that affect UA calculations.

Actual usage analysis is required by RD and for most HUD programs. HUD Utility Schedule Model are accepted for many Tax Credit properties as well as HOME properties. Baselines produce quality reports for the Mark-to-Market, Green Retrofit, and Rental Assistance Demonstration Programs. Zeffert has maintained an exemplary record of performance with HUD. And, Zeffert continues to offer Rental Assistance Demonstration (RAD) baseline reports that analyze your property's energy consumption using industry-recognized standards and methodologies.

OUR CLIENTS

SYNDICATORS, GENERAL PARTNERS, and MANAGEMENT COMPANIES

Zeffert provides its full range of services in every department for syndicators, general partners, and management companies nationwide. These range from small to multimillion dollar companies to HFAs and non-profits. Zeffert delivers exceptional service at exceptional rates by leveraging efficiencies born of expertise, training, advanced systems, and national volume. At the same time, a personal touch is offered with particular focus on the strength of long term relationships built.

STATE AGENCIES

Zeffert actively contracts with various state HFAs to conduct all of its services. Programs monitored include LIHTC, HUD, HOME, and other programs. Some states for which services have been provided include, but are not limited to:

- Arizona Department of Housing (ADOH)
- California Tax Credit Allocation Committee (TCAC)
- California Housing Finance Agency (CAHFA)
- Georgia Department of Community Affairs (DCA)
- Indiana Housing and Community Development Authority (IHCDA)
- Kansas Housing Corporation (KHC)
- Michigan State Housing Development Authority (MSHDA)
- Missouri Housing Development Commission (MHDC)
- Nebraska Housing Finance Authority (NIFA)
- New Jersey Housing and Mortgage Finance Agency (NJHMFA)
- Oklahoma Housing Finance Agency (OHFA)
- South Dakota Housing and Development Authority (SDHDA)
- Texas Department of Housing and Community Development (TDHCA)

TRADE ORGANIZATIONS and MEMBERSHIPS

Zeffert also serves many different trade organizations in the industry. A non-exhaustive list includes:

- Affordable Housing Association of Indiana (AHAIN)
- Atlanta Apartment Association
- Alabama Council on Affordable and Rural Housing (AL-CARH)
- Council for Rural and Urban Development of Georgia
- Council for Rural and Urban Development of Ohio (CRUHDO)
- Georgia Affordable Housing Coalition
- Minnesota Council on Affordable and Rural Housing (MN-CARH)
- National Council of State Agencies (NCSHA)
- Rocky Mountain Affordable Housing Management Associations (Rocky AHMA)
- Southern Affordable Housing Management Association (SAHMA)
- Southwest Affordable Housing Group (SWAHG)
- St. Louis Apartment Association (SLAA)
- Virginia Community Development Corporation (VACDC)

OUR INSURANCE and PROTECTIONS

Zeffert & Associates, Inc. is committed to the safety and security of all clients and their sensitive proprietary information that may be occasionally encountered through the course of business. It is also critical to protect Zeffert's own associates. Both clients and associates are protected through advanced and robust measures that include:

- Maintaining state-of-the-art premises security at the St. Louis headquarters such as surveillance CCTV, restricted and controlled access to the facility by only those with electronic key cards, and 100% logging of entrance by all employees and visitors.
- SSAE/SOC 2 level reporting compliance that evaluates the organization's information systems relevant to security, availability, processing integrity, confidentiality, and privacy.
- Utilizing a dedicated IT firm to manage, host, and maintain all systems that are supplied by two major power grids, which ensures 99.9% system uptime reliability.
- Purchasing and maintaining insurance coverages well in excess of typical requirements yet are conducive to the importance placed on liability insurance for the company and its clients.

The insurances are renewed annually in August and a Certificate of Insurance may be requested at any time.

Fred Donnell

Manager, Inspection Services

Education and Experience

- Manager, Inspection Services, Zeffert & Associates, Inc. St. Louis, MO (Sep 2018 - Present)
- Retired AVP US Sales- Southeast Region (Apr 1989 – *August 2018*)

Fred started with Zeffert as an integral member of the Inspections Department where he developed our industry-leading Inspections Services. Continuing in this success, he moved to the Inspection Services Department as a highly detail-oriented report writer, compiling Capital Needs Assessment reports for the most challenging of properties and producing high volumes of 504 Accessibility Transition Plan reports. Since his appointment to Manager, Inspection Services, he has overseen significant increases in efficiency and staffing, expansion of service territory, and a more than doubling of the new construction and rehabilitation design review services.

Current Responsibilities

- Ensures day-to-day client service level satisfaction
- Oversees logistics and planning
- Escalation manager for all field inspectors, clients, architects, project managers, developers

Report Writing Experience

- Utilizes UFAS, ADA, and Fair Housing Act Design Manual for completing new construction and rehabilitation blue print design reviews
- Analysis and completion of capital/physical needs assessments for hundreds of properties
- Extensive knowledge of *RS Means* and *Means CostWorks* estimation software
- Created 504 Handicap Accessibility Transition Plans

Christopher Mautz

Assistant Manager/Inspector (Accessibility)

Training, Education, and Experience

- Zeffert & Associates, Inc., St. Louis, MO (Mar 2017 - Present)
- Installer, Amplex Group Services, Nationwide (May 2016 – Jan 2017)
- Foreman/Inspector, Laclede Gas Company, St. Louis, MO (May 1986 – Sep 2006)
- Maintenance Supervisor, Nooney Management Company, Clayton, MO (Apr 1983 – May 1986)
- Refrigeration & HVAC Technology, Ranken Technical Institute, St. Louis, MO (1984)

Chris has over 23 years of experience in commercial and residential maintenance (carpentry, electrical, natural gas line inspections, HVAC, plumbing) and appliance installation and repair. Under the tutelage of Mr. Elden Kinder, Chris quickly became proficient in GA DCA accessibility standards and reporting requirements. He is the primary inspector servicing contracts in Georgia and has completed over 100 inspections in a year.

Current Responsibilities

- Project analyst and efficiency developer for app-based inspection-reporting tool covering comprehensive compliance findings in both full and brief detailed version; reducing client turnaround times from 2 weeks to 2 days.
- Develops and delivers DCA required accessibility training sessions.
- Performs consulting services for properties and uses knowledge of UFAS, the DCA QAP, Georgia State 120-3-20 Accessibility Code, the Fair Housing Act, and the American National Standard to complete design reviews of blueprints for new construction and rehabilitated properties in the state of Georgia and elsewhere.
- Submits accessibility reviews to Architects for changes to the blueprints and records their responses.
- Performs a minimum of three on-site inspections during the construction of each property and reports any accessibility problems to the contractor/owner to ensure that requested corrections are completed.
- Provides Georgia DCA with a completed accessibility checklist for requested properties.

Daniel Jenkins

Inspector (Accessibility, U PCS)

Training, Education, and Experience

- Zeffert & Associates, Inc., St. Louis, MO (Mar 2018 - Present)
- Maintenance Supervisor, SHP Management, State of Illinois (Mar 2010 – Mar 2018)
- Foreman/Superintendent, Schemel Tarrilion, State of Illinois (Mar 2003 – Mar 2010)
- CSI – UPCS certification, NAHRO, Shreveport, LA (2018, test passed, certification pending)
- EPA608 Universal HVAC license
- OSHA Construction Safety & Health
- OSHA General Industry Safety & Health

With 15 years in affordable housing construction and maintenance, Dan completed his accessibility inspector training under Elden Kinder and Chris Mautz in record time, and promptly went on to spearhead efforts to introduce Uniform Physical Condition Survey inspections as a new service offering for the Inspection Services Department. Dan's extensive history preparing his previous company's property portfolio for UPCS inspections, has provided him the expertise needed to build reporting processes and systems for these reports to Zeffert's high standards from scratch, a feat which he took from concept to production in under one month.

Current Responsibilities

- Develops and maintains comprehensive app-based checklist for UPCS inspections.
- Performs consulting services for properties and uses knowledge of UFAS, the DCA QAP, Georgia State 120-3-20 Accessibility Code, the Fair Housing Act, and the American National Standard to complete design reviews of blueprints for new construction and rehabilitated properties in the state of Georgia and elsewhere.
- Submits accessibility reviews to Architects for changes to the blueprints and records their responses.
- Performs a minimum of three on-site inspections during the construction of each property and reports any accessibility problems to the contractor/owner to ensure that requested corrections are completed.
- Provides Georgia DCA with a completed accessibility checklist for requested properties.

Micheal Tully

Accessibility Analyst (Blueprints)

Training, Education, and Experience

- Blueprint Analyst, Zeffert & Associates, Inc., St. Louis, MO (Sep 2017 - Present)
- Software Developer, US Department of Defense, St. Louis, MO (Jan 2018 – Present)
- Title Insurance Examiner, Insight Title Company, St. Louis, MO (Oct 2012 – Sep 2017)
- Inspector, Zeffert & Associates, Inc., St. Louis, MO (Apr 2011 – May 2012)
- Report Writer (Utility Allowance) Zeffert & Associates, Inc., St. Louis, MO (Jan 2011 – Apr 2011)
- BA History, Minor in Legal Studies, Missouri State University, St. Louis, MO (2012)

Mike has completed over 150 inspections and blueprint reviews in 15 states for our New Construction and Rehab Design Review, 504 Transition Plan, and Capital Needs Assessment service lines.

Current Responsibilities

- Performs consulting services for properties and uses knowledge of UFAS, the DCA QAP, Georgia State 120-320 Accessibility Code, the Fair Housing Act, and the American National Standard to complete design reviews of blueprints for new construction and rehabilitated properties in the state of Georgia.
- Submits accessibility reviews to Architects for changes to the blueprints and records their responses.
- Researches relevant accessibility standards and laws to answer questions from clients and their contracted design professionals.

Elden Kinder

Inspector (Accessibility, Capital and Physical Needs)

Training, Education, and Experience

- Inspector, Zeffert & Associates, Inc., St. Louis, MO (Mar 2006 - Present)
- Site Manager, Union Square Apartments, a 186 unit complex St. Louis, MO
- CNA Provider (USDA/Rural Housing, 2008 and 2009)
- Uniform Physical Condition Standards (The Inspection Group, Atlanta, 2011)
- Fair Housing (Georgia DCA 2012)
- Accessibility First Training (HUD, St Louis, 2014)

Elden's knowledge of accessibility requirements and ability to research regulatory matters in the source government documents provides Zeffert with expansive and up-to-the date technical support. Elden is an industry leader in accessibility inspection and is highly in demand; as such, he is currently assigned to cover the projects of Zeffert's major key clients, which include several projects in Georgia, and often he will handle inspections for nearby properties in Georgia when visiting those sites. Elden has conducted many hundreds of inspections and has a long track record of performing the following duties with excellence:

Current Responsibilities

- Performs consulting services for properties and uses knowledge of UFAS, the DCA QAP, Georgia State 120-320 Accessibility Code, the Fair Housing Act, and the American National Standard to complete design reviews of blueprints for new construction and rehabilitated properties in the state of Georgia.
- Submits accessibility reviews to Architects for changes to the blueprints and records their responses.
- Performs a minimum of three on-site inspections during the construction of each property and reports any accessibility problems to the contractor/owner to ensure that requested corrections are completed.
- Provides Georgia DCA with a completed accessibility checklist for requested properties.
- Elden is retiring in January 2019, but may continue to occasionally perform work for Zeffert on a contractor basis (most likely reviewing blueprints).

ZEFFERT & ASSOCIATES

Accessibility Site Visit (Master)

CONTACT INFORMATION

	<u>ZEFFERT & ASSOCIATES</u> 12101 Woodcrest Executive Drive Suite 180 St. Louis, MO 63141 Fred Donnell, Jr. - Manager, Inspection Services fdonnell@zeffert.com Office: 314.336.4869 Cell: 636.697.4151
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PROJECT PROFILE


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

Accessibility Site Visit (Master)

General Project Photos




ACCESSIBLE PARKING

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


Accessibility Site Visit (Master)

ACCESSIBLE ROUTE


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

COMMUNITY/COMMON AREAS




Community Kitchen

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

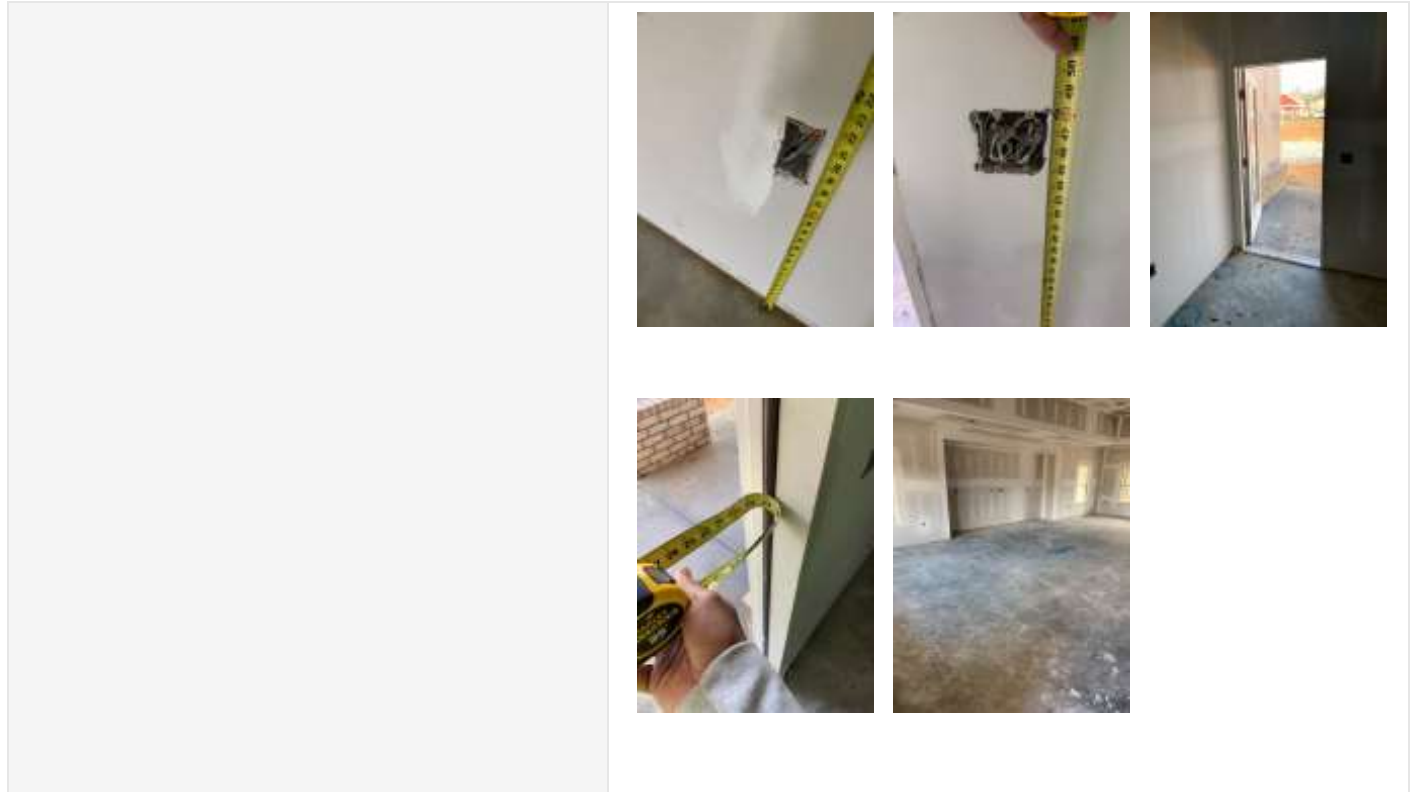
Accessibility Site Visit (Master)

	
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Community Room

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

Accessibility Site Visit (Master)



Computer Center


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

Accessibility Site Visit (Master)

Computer Center Photos








Drinking Fountain

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

Accessibility Site Visit (Master)

Fitness Center

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

Leasing Office

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

Accessibility Site Visit (Master)

Leasing Office Photos



Other Community Area




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

Accessibility Site Visit (Master)


Other Community Area Photos




Public Restroom

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

Accessibility Site Visit (Master)


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

Accessibility Site Visit (Master)

AV UNIT

AV Unit Misc.

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

HC UNIT

HC Unit Misc.


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

Accessibility Site Visit (Master)


Photos for HC Unit Misc.



Accessibility Site Visit (Master)

	
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HC Unit Kitchen

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

HC - Bathroom Blocking

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

Accessibility Site Visit (Master)

Bathroom Blocking Photos



HC Unit Bathroom

Status of this area	Framing stage
HC Bathroom Photos	

HC Unit Laundry

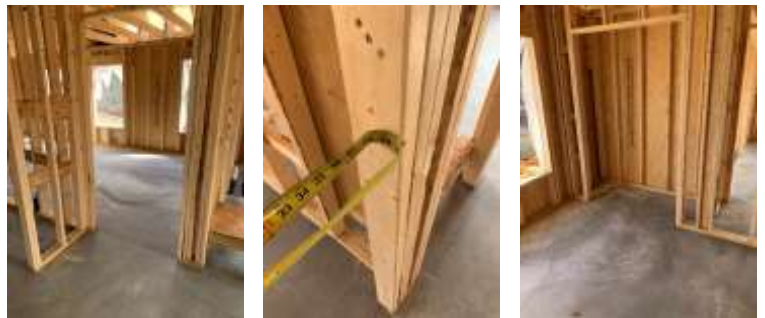
Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes
Additional Comments for Laundry Area	No electrical installed at the time of inspection

Accessibility Site Visit (Master)

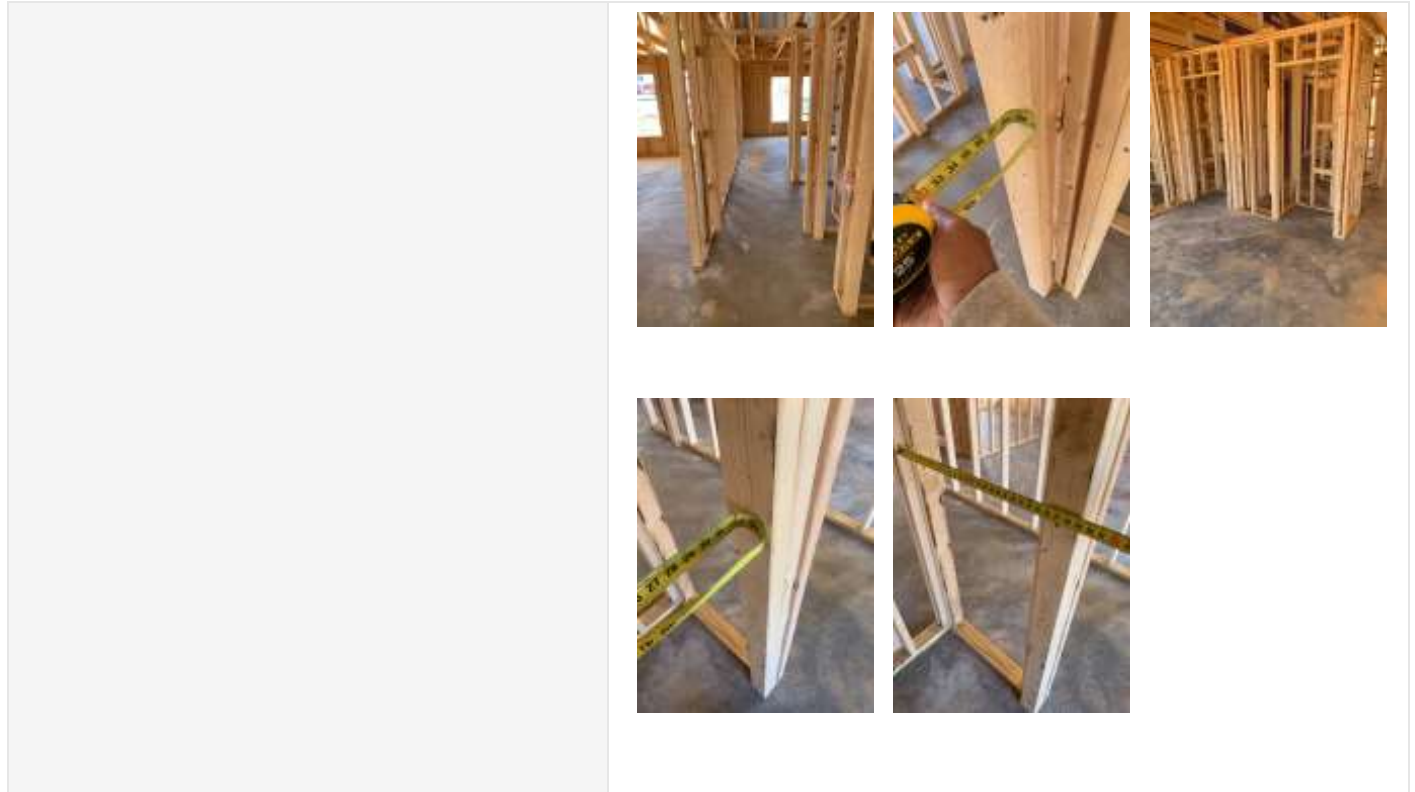
Laundry Area Photos



HC Unit BR

Bedroom Description	Bedrooms 1-2
Status of this area	Framing stage
Doorway has a clear opening width 32" min. (UFAS 4.13.5)	Yes
Closet - depth and door opening compliant (UFAS 4.13.5)	Yes
Additional Comments for HC Bedroom	No electrical installed at the time of inspection
HC Bedroom Photos	

Accessibility Site Visit (Master)

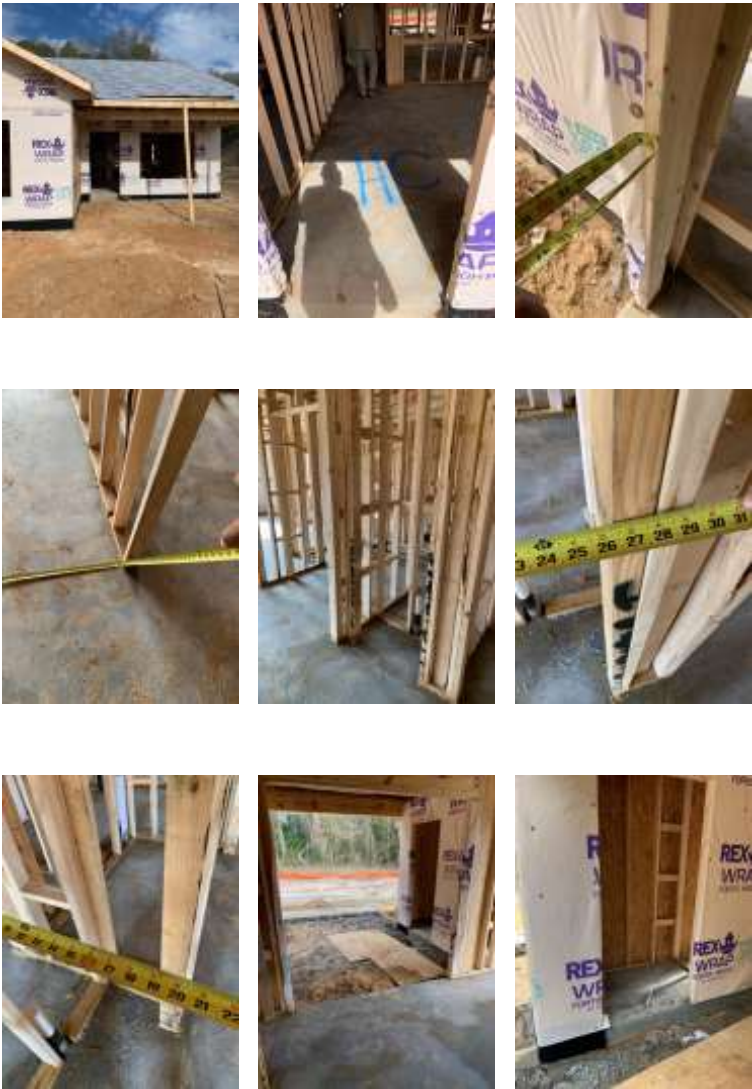


HC UNIT


HC Unit Misc.

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


Accessibility Site Visit (Master)

<p>36" min width accessible route through dwelling unit (UFAS 4.34.2 (3), 4.3)</p>	<p>Yes</p>
<p>Comments for HC Unit Misc.</p>	<p>No electrical installed at the time of inspection</p>
<p>Photos for HC Unit Misc.</p>	 <p>The photographs show the construction progress of an accessible route. The top row includes an exterior view of the building, an interior view of the framing, and a close-up of a measurement. The middle row shows close-up measurements of the framing. The bottom row shows another measurement, a view of the route opening, and a close-up of the framing and measurement.</p>

Accessibility Site Visit (Master)

	
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HC Unit Kitchen

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

HC - Bathroom Blocking

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

Accessibility Site Visit (Master)

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

HC Unit Bathroom


<p>Status of this area</p>	<p>Framing stage</p>
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Accessibility Site Visit (Master)

HC Bathroom Photos









HC Unit Laundry

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

HC Unit BR

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

Accessibility Site Visit (Master)

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

HC UNIT

HC Unit Misc.

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

Accessibility Site Visit (Master)

Photos for HC Unit Misc.



Accessibility Site Visit Report - HC - ANSI

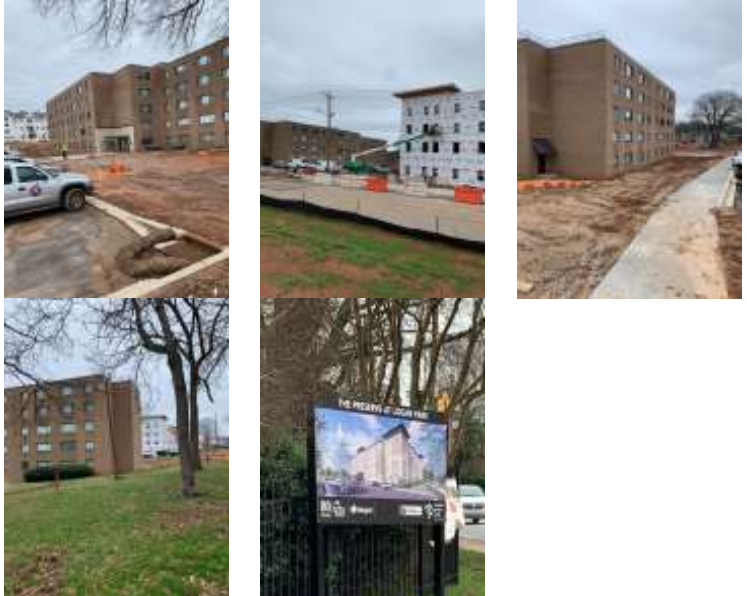
CONTACT INFORMATION

Accessibility Consultant	<p>ZEFFERT & ASSOCIATES 12101 Woodcrest Executive Drive Suite 180 St. Louis, MO 63141 Fred Donnell, Jr. - Manager, Inspection Services fdonnell@zeffert.com Office: 314.336.4869 Cell: 636.697.4151</p>
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PROJECT INFORMATION

Project Name	Sample Property
Visit Type	3rd
Date of Inspection	02-12-2020
Inspector	Brian White
Site Visit Accompaniment	Jason Pendly
Street Address	123 Main St
City	Greenville
State	South Carolina
Zip Code	29605
Accessibility Codes for this project (Check if used)	2010 ADA, ANSI A117.1, UFAS
Number of Buildings	1
Total Number of Units	80
Number of HC Accessible Units	5
Number of A/V Units	0
Number 1 Bedroom Units (Std/HC)	80/5
General Project Notes:	NOTE – Element Findings at Time of Inspection: This inspection report indicates individual elements as Yes, No, or N/A. Each

Accessibility Site Visit Report - HC - ANSI

	<p>element listed as Yes is compliant and requires no action. Each element listed as No is not compliant and requires action. Each element listed as N/A is non-applicable and requires no action or not installed at the time of inspection.</p>
General Project Photos	

Accessible Parking

Location of Parking	Main Entrance
HC Parking Status	Under Construction
Surface type	Asphalt


Accessibility Site Visit Report - HC - ANSI

Accessible Parking Photos



Location of Parking	Basement Entrance
HC Parking Status	Finished
Surface type	Asphalt
HC parking spaces the closest parking to the nearest location: (2010 ADA 208.3.1 UFAS: 4.6.2 FHA 2.20)	Yes
Parking space at least 96" wide (ADA 502.2 UFAS 4.6.3 FHA 2.21)	Yes
Is access aisle the full length of the parking space (ADA 502.3.2 UFAS 4.6.3 FHA 2.21)	Yes
Is access aisle proper width 5' (ADA 502.3.1 UFAS 4.6.3 FHA 2.21)	Yes
Is the slope and cross-slope of parking space no more than 2% in all directions (ADA 502.4 UFAS 4.6.3)	Yes
Is the slope and cross-slope of access aisle no more than 2% in all directions (ADA 502.4 UFAS 4.6.3)	Yes
Does each HC parking space have a sign with ISA mounted at least 60" above the	No


Accessibility Site Visit Report - HC - ANSI

space to the bottom of the signage (ADA 502.6 UFAS 4.6.4 FHA 2.21)	
Curb ramp slope does not exceed 8.33% (ADA 405.2 UFAS 4.8.2)	Yes
Curb ramp cross-slope no more than 2% (ADA 405.3 UFAS 4.8.6)	Yes
Curb ramp at least 36" wide (Flared sides) 48" min. C/I ramp (ADA 405.5 UFAS 4.8.3)	Yes
Cut-In curb ramp landing at least as wide as curb ramp and adjoining accessible route (UFAS 4.8.4)	Yes
Accessible Parking Photos	


Accessibility Site Visit Report - HC - ANSI



ACCESSIBLE ROUTE

Accessible Route Location	Main Entrance from HC Parking
Status of accessible route	Partial
Add Photos of Accessible Route	

Accessibility Site Visit Report - HC - ANSI

Accessible Route Location	Basement Entrance from HC Parking
Status of accessible route	Finished
Where the accessible route on the site crosses a vehicular roadway, crosswalk lines are provided.	N/A
Accessible route a minimum of 36" (ADA 403.5.1 UFAS 4.3.3)	Yes
Cross-slope is no more than 2% (ADA 403.3 UFAS 4.3.7)	Yes
Forward slope doesn't exceed 5% for a horizontal run over 6 feet and will not require handrails. (ADA 403.3)	Yes
No protruding objects (fire extinguishers, signs, light fixtures, shelves, etc.) project more than 4" between 27" and 80" (ADA 307.3 UFAS 4.4.1)	Yes
18" min clearance with firm surface provided on pull side of the gate (ADA 404.2.4.1)	Yes
Add Photos of Accessible Route	

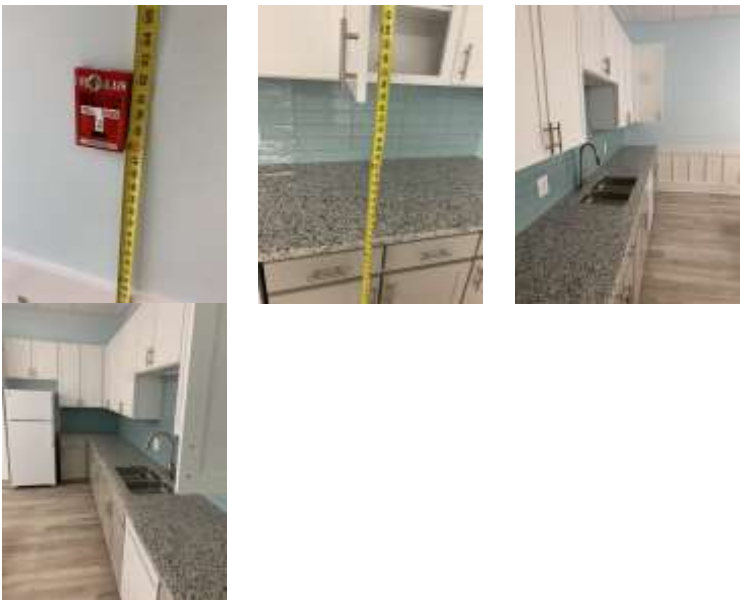
Accessibility Site Visit Report - HC - ANSI

COMMUNITY/COMMON AREAS

Community Kitchen

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.5.5)	Yes
Electric switches/outlets 44" max. AFF over workspace others behind counter 46" max. AFF (ADA 308.2.2 (b))	Yes
Kitchen counters 34" max. AFF (ADA 804.3.2)	Yes
Top lip of kitchen sink 34" max. AFF (ADA 606.3)	Yes
Kitchen sink has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ADA 306)	Yes
Are drain and water supply pipes insulated or covered by skirt (ADA 606.5)	Yes
Faucet controls Lever Handle style or easy to operate (ADA 309.4)	Yes
Pass through kitchen has 40" min. clear width (ADA 804.2.1)	Yes
At least 50% of shelf space within 48" max - 15" min AFF (ADA 804.5)	No

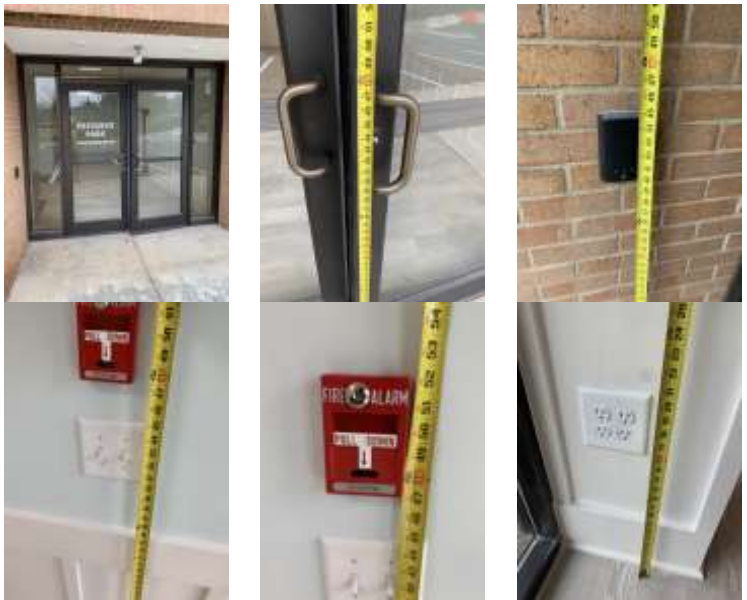
Accessibility Site Visit Report - HC - ANSI

Cabinet hardware easily operated with one hand (ADA 309)	Yes
Refrigerator has 50% of freezer space below 54" max. AFF (ADA 8.4.6.6)	Yes
If required per NFPA fire alarm pull station permanently installed 48" max. AFF	
Common Kitchen Photos	

Community Room

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Door hardware does not require tight grasping or twisting to operate (ADA 404.2.7 309.4)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5 UFAS 4.13.8)	Yes

Accessibility Site Visit Report - HC - ANSI

12" min. clearance on the push side of the door (with door closure) (ADA 404.2.1)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.2.8.1)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.5.5)	Yes
If required per NFPA fire alarm pull station permanently installed 48" max. AFF	No
Community Room Photos	

Accessibility Site Visit Report - HC - ANSI



Drinking Fountain

Location of drinking fountain	Basement Entrance
Status of Drinking Fountain	Operable
Knee clearance at least 27" min. (ADA 306.3.4)	Yes
30" x 48" clear floor space for forward approach (ADA 602.2)	Yes
Spout no more than 36" max. AFF (ADA 602.4)	Yes
Spout located 15" min from the vertical support and 5" max from the front ledge of the unit. (ADA 602.5)	Yes
Water flow height is at least 4" (ADA 602.6)	Yes
Operable parts operable with one hand and do not require tight grasping, pinching, or twisting of the wrist. (ADA 309.4)	Yes

Accessibility Site Visit Report - HC - ANSI

Drinking Fountain Photos



Elevator




Elevator location	Main Entrance
Status of elevator	Operational
Car self-level to within 1/2" (ADA 407.4.4)	Yes
Is the minimum clear width of the accessible route to the elevators at least 36" wide, with no steps (ADA 403.5.1)	Yes
Hall call buttons at 48" max AFF as measured to centerline of highest operable part. (ADA 407.2.1)	Yes
Hall lanterns- Above each elevator door is there a visible and audible signal that indicates which car is answering a call (ADA 407.2.2.1)	Yes
Do audible signals sound once for UP and twice for DOWN (ADA 407.2.2.3)	Yes

Accessibility Site Visit Report - HC - ANSI

Do both jambs have floor signs 2" min. tactile characters and braille centered at 60" AFF (ADA 407.2.3.1)	No
Door to one side, car at least 51" deep and 68" wide (measured from panel to panel) (ADA 407.4.1)	Yes
All floor buttons no higher than 48" max. AFF (ADA 407.4.6.1 and 308)	Yes
Emergency controls including alarm/stop, are grouped at the bottom of the panel with centerlines no less than 35" (ADA 407.4.6.4)	No
Elevator Photos	

Accessibility Site Visit Report - HC - ANSI

Fitness Center

Location of Fitness Center	Basement
Status of this area	Finished stage
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.2.5)	Yes
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5 UFAS 4.13.8)	Yes
12" min. clearance on push side of the door (with door closure) (ADA 404.2.1)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.28.1)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes
Clear floor space of 30" X 48" provided at each type of equipment (this space permitted to overlap) (ADA 1004.1)	Yes
Fitness Center Photos	  

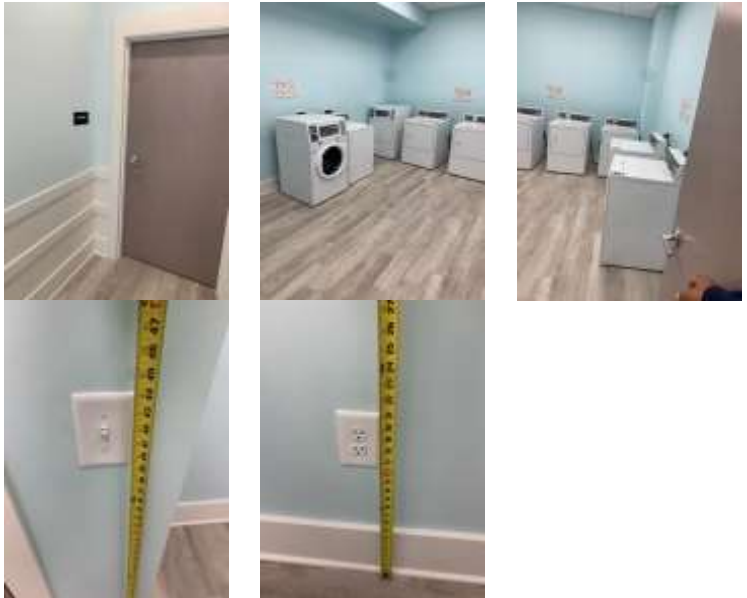
Accessibility Site Visit Report - HC - ANSI



Laundry Area

Location of Laundry Area	Basement Entrance
Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Door hardware does not require tight grasping or twisting to operate (ADA 404.2.7, 309.4)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5, UFAS 4.13.8)	Yes
12" min. clearance on the push side of the door (with door closure) (ADA 404.2.1)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.2.8.1)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.5.5)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes


Accessibility Site Visit Report - HC - ANSI

Front loading machines provided with parallel approach clear floor space 30" x 48" (ADA 611.4)	Yes
Equipment controls 48" max. AFF (ADA 309)	Yes
Front loading machine with bottom of the opening to the laundry compartment located 15" min - 36" max AFF (ADA 611.4)	Yes
Laundry Area Photos	

Leasing Office

Location of Leasing Office	Basement Entrance Community Room
Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Door hardware does not require tight grasping or twisting to operate (ADA 404.2.7 309.4)	Yes


Accessibility Site Visit Report - HC - ANSI

Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5 UFAS 4.13.8)	Yes
18" min. clearance on the pull side of the door (no door closure) (ADA 404.2.4.1)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.2.8.1)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Electric switches 48" max. AFF and outlets 15" min. (unobstructed) (ADA 308.2.1)	Yes
Leasing Office Photos	

Mail Area

Mail Area Location	Basement
Status of this area	Finished

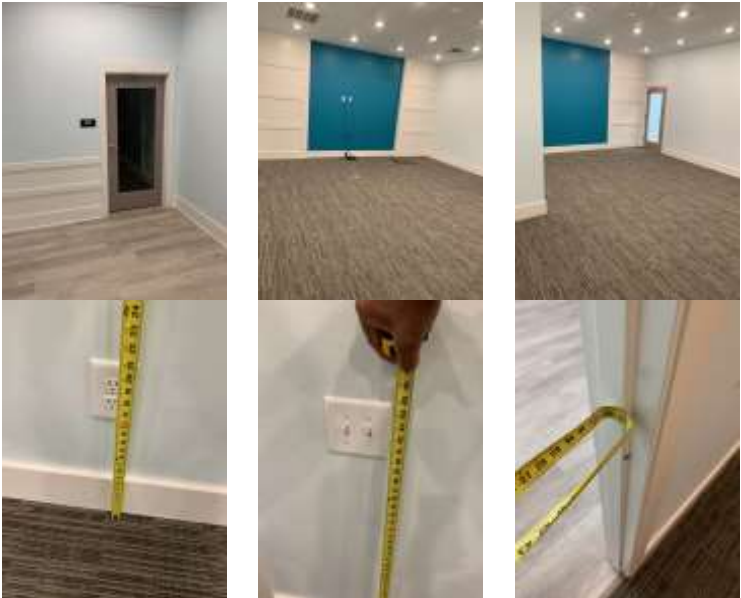
Accessibility Site Visit Report - HC - ANSI

Is the minimum clear width of the accessible route to the mailboxes at least 36" wide	Yes
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Is the clear floor space centered on mailbox 30" x 48" unobstructed (ADA 309.2 305)	Yes
Is at least one outbound mail slot 48" max. AFF	Yes
Does the mail area provide 60" x 60" accessible turning (ADA 304.3.1)	Yes
Mail Area Photos	

Other Community Area

Description of Community Area	Media Center
Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel	Yes
12" min. clearance on push side of the door (with door closure)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.28.1)	Yes

Accessibility Site Visit Report - HC - ANSI

Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall	Yes
Electric switches 48" max. AFF and outlets 15" min.	Yes
Other Community Area Photos	

Public Restroom

Public Restroom Description	Basement Entrance Men's
Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Door hardware does not require tight grasping or twisting to operate (ADA 404.2.7 309.4)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5 UFAS 4.13.8)	Yes

Accessibility Site Visit Report - HC - ANSI

12" min. clearance on the push side of the door (with door closure) (ADA 404.2.1)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.2.5)	Yes
Does the door take at least 5 seconds to close (2010 ADA 404.2.8.1)	Yes
Electric switches 46" max. (obstructed) 48" max. AFF (unobstructed) (ADA 308)	Yes
Coat hooks and shelves 40" min AFF 48" max. AFF (ADA 603.4)	Yes
Urinal provided in restroom	Yes
Toilet paper dispenser 19" min. - 48" max. AFF and 7" - 9" from front lip of toilet (ADA 604.7)	Yes
Soap dispenser, paper towel, coat hook, etc. 48" max. with 30" x 48" clear floor space (ADA 308)	Yes
Mirror mounted with bottom edge of the reflecting surface 40" max. AFF (ADA 603.3)	Yes
In all other toilet rooms, is there an unobstructed turning space (60" diameter circle or T-shape) (ADA 603.2.1, 304.3.1)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes


Accessibility Site Visit Report - HC - ANSI

Restroom Photos



Public Restroom Description	Basement Entrance Women's
Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ADA 404.2.3)	Yes
Door hardware does not require tight grasping or twisting to operate (ADA 404.2.7 309.4)	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ADA 404.2.5 UFAS 4.13.8)	Yes
12" min. clearance on the push side of the door (with door closure) (ADA 404.2.1)	Yes
Interior signs mounted (latch side) have tactile characters (measured from the baseline) between 48" min. - 60" max. (ADA 703.4.1)	Yes
Interior sign characters at least 5/8" but no more than 2" tall (ADA 703.2.5)	Yes

Accessibility Site Visit Report - HC - ANSI

Does the door take at least 5 seconds to close (2010 ADA 404.2.8.1)	Yes
Electric switches 46" max. (obstructed) 48" max. AFF (unobstructed) (ADA 308)	Yes
Coat hooks and shelves 40" min AFF 48" max. AFF (ADA 603.4)	Yes
Toilet paper dispenser 19" min. - 48" max. AFF and 7" - 9" from front lip of toilet (ADA 604.7)	Yes
Soap dispenser, paper towel, coat hook, etc. 48" max. with 30" x 48" clear floor space (ADA 308)	Yes
Mirror mounted with bottom edge of the reflecting surface 40" max. AFF (ADA 603.3)	Yes
In all other toilet rooms, is there an unobstructed turning space (60" diameter circle or T-shape) (ADA 603.2.1, 304.3.1)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Restroom Photos	


Accessibility Site Visit Report - HC - ANSI



Stairways


Location of stairway	Stairway 1
Status of Stairways - Handrails	Finished
All steps on a flight of stairs have uniform riser heights and uniform tread depths (ADA 504.2)	Yes
Stairway components, such as stringers, treads, and risers constructed from steel or concrete.	Yes
Riser height 4" min. - 7" max. (ADA 504.2)	Yes
Tread depth 11" min (ADA 504.2)	Yes
No open risers found at stairway (ADA 504.3)	Yes
Handrails on both sides of stairs 34" min. - 38" max. height (ADA 505.4)	Yes
Clearance between handrail gripping surface and adjacent surfaces is 1 1/2" min (ADA 505.5)	Yes
Circular cross section of handrail outside diameter 1 1/4" min and 2" max (ADA 505.7.1)	Yes
Top extension at stairs extend horizontally above the landing for 12"	Yes

Accessibility Site Visit Report - HC - ANSI

min. beginning directly above the first riser nosing (ADA 505.10.2)	
Bottom extension extends at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing (ADA 505.10.3)	Yes
Stairway Photos	

Location of stairway	Stairway 2
Status of Stairways - Handrails	Finished
All steps on a flight of stairs have uniform riser heights and uniform tread depths (ADA 504.2)	Yes
Stairway components, such as stringers, treads, and risers constructed from steel or concrete.	Yes
Riser height 4" min. - 7" max. (ADA 504.2)	Yes
Tread depth 11" min (ADA 504.2)	Yes

Accessibility Site Visit Report - HC - ANSI


No open risers found at stairway (ADA 504.3)	Yes
Handrails on both sides of stairs 34" min. - 38" max. height (ADA 505.4)	Yes
Clearance between handrail gripping surface and adjacent surfaces is 1 1/2" min (ADA 505.5)	Yes
Circular cross section of handrail outside diameter 1 1/4" min and 2" max (ADA 505.7.1)	Yes
Top extension at stairs extend horizontally above the landing for 12" min. beginning directly above the first riser nosing (ADA 505.10.2)	Yes
Bottom extension extends at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing (ADA 505.10.3)	Yes
Stairway Photos	

HC UNIT

HC Unit Entrance

Unit Number	8109
Exterior unit sign mounted have braille between 48" min. - 60" max.(ADA 216.2)	Yes
Number of HC Bedrooms	1

Accessibility Site Visit Report - HC - ANSI

Type of shower/bath	Roll-in Shower
Entrance landing 60" x 60" (Pull side) or 48" x 48" (Push side) with slope 2% or less in all directions (ANSI 404.2)	Yes
Primary Entrance has lower peephole 43" min. - 48" max. AFF (ANSI 404.2.10)	Yes
Primary Entrance - Door hardware lever handle style (ANSI 404.2.6)	Yes
Primary Entrance - clear width 32" min. (ANSI 404.2.2)	Yes
Primary Threshold less than 1/2" with bevel (ANSI 303.3)	Yes
Primary Entrance - 18" min. clearance on pull side of the door (ANSI Table 404.2.3.2)	Yes
Unobstructed thermostat 48" max. AFF (ANSI 308.2)	No
36" min width accessible route through dwelling unit (ANSI 403.5)	Yes
Hallway 48" min width with doors to rooms intended for entry swinging into same area intended for passage (ANSI Fig 404.2.3.2)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Photos for HC Unit Misc.	

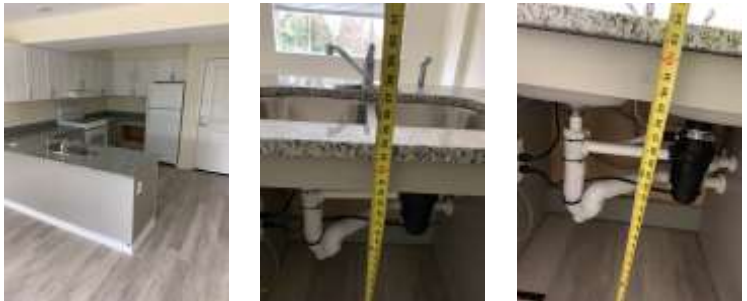
Accessibility Site Visit Report - HC - ANSI



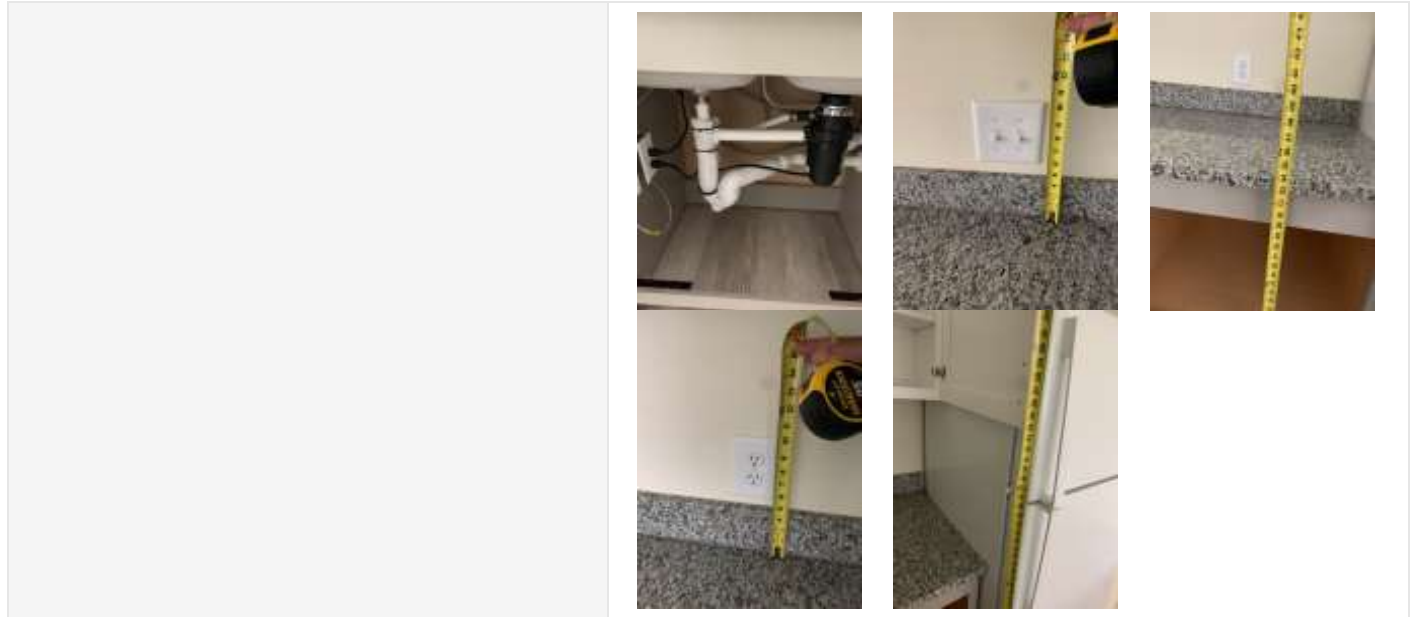
HC Unit Kitchen

Status of this area	Finished stage
Entrance to kitchen 32" min. (ANSI 404.2.2)	Yes
Electric switches/outlets 46" max. AFF over 24" counter-top obstruction (ANSI 308.3.2)	Yes
Kitchen counter at workspace 34" max. AFF (ANSI 804.3 & 308.3.2)	Yes
Removable cabinet provided at sink with necessary knee clearance for forward approach provided (ANSI 305 & 306))	Yes
Top lip of kitchen sink, 34" max. AFF (ANSI 606.3))	Yes
Are drain and water supply pipes insulated or covered by skirt (ANSI 606.6)	Yes


Accessibility Site Visit Report - HC - ANSI

Faucet controls Lever Handle style or easy to operate (ANSI 309.4)	Yes
U-Shaped kitchen has 60" min. clear width (ANSI 804.2.2)	Yes
Clear floor for parallel approach is provided or forward approach to kitchen sink has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 804.5.3)	Yes
Workspace has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 306))	Yes
Cabinet hardware easily operated with one hand (ANSI 309.4)	Yes
Range hood fan/light switches installed within accessible reach range 44" max. AFF over workspace others 46" max. AFF (ANSI 309.4))	Yes
Range has controls located in front and oven self-cleaning (required if workspace not located adjacent to oven)	Yes
Refrigerator has 50% of freezer space below 54" max. AFF (ANSI 804.5.6)	Yes
HC Unit Kitchen Photos	

Accessibility Site Visit Report - HC - ANSI



HC - Bathroom Blocking

Status of Blocking	Covered by drywall
FHA & HC Units - All bathrooms required to have blocking.	In FHA & HC Units ALL bathrooms required to have blocking.
Bathroom Blocking Photos	

HC Unit Bathroom

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max AFF (unobstructed) or 46" max AFF (obstructed). (ANSI 308.3.2))	Yes
Toilet (Elements indicated are NOT compliant) (ANSI 603 & 604)	Toilet centerline exactly 18" from the closest side wall. ANSI 604.2 calls for 16" min – 18" max from nearest side wall.
Toilet paper dispenser 19" min. AFF and 7" - 9" from front lip of toilet (ANSI 604)	No
Mirror mounted with the bottom edge of the reflecting surface 40" max. AFF (ANSI 603.3)	Yes
Shower provided in unit (leave blank if not)	Yes
HC Shower (Elements indicated are NOT compliant) (ANSI 608)	Shower spray flex hose 59" with hand sprayer on slide mount within 48" max. AFF
Unobstructed Turning Space: If there are only 1 lavatory and 1 toilet, is there a 30" x 60" clear floor space beyond the swing of door (ANSI 604)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Additional Comments for HC Bathroom	

Accessibility Site Visit Report - HC - ANSI

HC Bathroom Photos



HC Unit BR

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max. AFF and outlets 15" min. (ANSI 308)	Yes
Closet door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Closet clothes rod and shelving hardware 48" max. AFF (ANSI 308)	Yes
Closet door has clear width of 32" (ANSI 404.2.2)	Yes
If required per NFPA fire alarm permanently installed with audible alarm	Yes

Accessibility Site Visit Report - HC - ANSI

HC Bedroom Photos




HC UNIT

HC Unit Entrance

Unit Number	8209
Exterior unit sign mounted have braille between 48" min. - 60" max.(ADA 216.2)	Yes
Number of HC Bedrooms	1
Type of shower/bath	Roll-in Shower
Entrance landing 60" x 60" (Pull side) or 48" x 48" (Push side) with slope 2% or less in all directions (ANSI 404.2)	Yes
Primary Entrance has lower peephole 43" min. - 48" max. AFF (ANSI 404.2.10)	Yes
Primary Entrance - Door hardware lever handle style (ANSI 404.2.6)	Yes
Primary Entrance - clear width 32" min. (ANSI 404.2.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Primary Threshold less than 1/2" with bevel (ANSI 303.3)	Yes
Primary Entrance - 18" min. clearance on pull side of the door (ANSI Table 404.2.3.2)	Yes
Entry Closet provides 30" x 48" clear floor space for forward or parallel approach (ANSI 905.2)	N/A
Unobstructed thermostat 48" max. AFF (ANSI 308.2)	No
36" min width accessible route through dwelling unit (ANSI 403.5)	Yes
Hallway 48" min width with doors to rooms intended for entry swinging into same area intended for passage (ANSI Fig 404.2.3.2)	Yes
Unobstructed main electric panel top breaker 48" max. AFF (ANSI 308.2)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Photos for HC Unit Misc.	

HC Unit Kitchen

Status of this area	Finished stage
Entrance to kitchen 32" min. (ANSI 404.2.2)	Yes

Accessibility Site Visit Report - HC - ANSI



Electric switches/outlets 46" max. AFF over 24" counter-top obstruction (ANSI 308.3.2)	Yes
Kitchen counter at workspace 34" max. AFF (ANSI 804.3 & 308.3.2)	Yes
Removable cabinet provided at sink with necessary knee clearance for forward approach provided (ANSI 305 & 306))	Yes
Top lip of kitchen sink, 34" max. AFF (ANSI 606.3))	Yes
Are drain and water supply pipes insulated or covered by skirt (ANSI 606.6)	Yes
Faucet controls Lever Handle style or easy to operate (ANSI 309.4)	Yes
U-Shaped kitchen has 60" min. clear width (ANSI 804.2.2)	Yes
Clear floor for parallel approach is provided or forward approach to kitchen sink has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 804.5.3)	Yes
Workspace has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 306))	Yes
Cabinet hardware easily operated with one hand (ANSI 309.4)	Yes
Range hood fan/light switches installed within accessible reach range 44" max. AFF over workspace others 46" max. AFF (ANSI 309.4))	Yes
Range has controls located in front and oven self-cleaning (required if workspace not located adjacent to oven)	Yes
Refrigerator has 50% of freezer space below 54" max. AFF (ANSI 804.5.6)	Yes

Accessibility Site Visit Report - HC - ANSI

HC Unit Kitchen Photos




HC - Bathroom Blocking

Status of Blocking	Covered by drywall
FHA & HC Units - All bathrooms required to have blocking.	In FHA & HC Units ALL bathrooms required to have blocking.
Bathroom Blocking Photos	 

HC Unit Bathroom

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Electric switches 48" max AFF (unobstructed) or 46" max AFF (obstructed). (ANSI 308.3.2)	Yes
Toilet paper dispenser 19" min. AFF and 7" - 9" from front lip of toilet (ANSI 604)	No
Mirror mounted with the bottom edge of the reflecting surface 40" max. AFF (ANSI 603.3)	Yes
HC Shower (Elements indicated are NOT compliant) (ANSI 608)	Shower spray flex hose 59" with hand sprayer on slide mount within 48" max. AFF
Unobstructed Turning Space: If there are only 1 lavatory and 1 toilet, is there a 30" x 60" clear floor space beyond the swing of door (ANSI 604)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
HC Bathroom Photos	

HC Unit BR

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes

Accessibility Site Visit Report - HC - ANSI


Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max. AFF and outlets 15" min. (ANSI 308)	Yes
Closet door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Closet clothes rod and shelving hardware 48" max. AFF (ANSI 308)	Yes
Closet door has clear width of 32" (ANSI 404.2.2)	Yes
If required per NFPA fire alarm permanently installed with audible alarm	Yes

HC UNIT

HC Unit Entrance

Unit Number	8309
Exterior unit sign mounted have braille between 48" min. - 60" max.(ADA 216.2)	Yes
Number of HC Bedrooms	1
Type of shower/bath	Roll-in Shower

Accessibility Site Visit Report - HC - ANSI

Photos for HC Unit Misc.	
Additional Comments for 8309	Unit locked, could not make entry

HC - Bathroom Blocking


FHA & HC Units - All bathrooms required to have blocking.	In FHA & HC Units ALL bathrooms required to have blocking.
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HC UNIT

HC Unit Entrance

Unit Number	8409
Exterior unit sign mounted have braille between 48" min. - 60" max.(ADA 216.2)	Yes
Number of HC Bedrooms	1
Type of shower/bath	Roll-in Shower
Entrance landing 60" x 60" (Pull side) or 48" x 48" (Push side) with slope 2% or less in all directions (ANSI 404.2)	Yes
Primary Entrance has lower peephole 43" min. - 48" max. AFF (ANSI 404.2.10)	Yes
Primary Entrance - Door hardware lever handle style (ANSI 404.2.6)	Yes
Primary Entrance - clear width 32" min. (ANSI 404.2.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Primary Threshold less than 1/2" with bevel (ANSI 303.3)	Yes
Primary Entrance - 18" min. clearance on pull side of the door (ANSI Table 404.2.3.2)	Yes
Unobstructed thermostat 48" max. AFF (ANSI 308.2)	No
36" min width accessible route through dwelling unit (ANSI 403.5)	Yes
Hallway 48" min width with doors to rooms intended for entry swinging into same area intended for passage (ANSI Fig 404.2.3.2)	Yes
Unobstructed main electric panel top breaker 48" max. AFF (ANSI 308.2)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Photos for HC Unit Misc.	

HC Unit Kitchen

Status of this area	Finished stage
Entrance to kitchen 32" min. (ANSI 404.2.2)	Yes
Electric switches/outlets 46" max. AFF over 24" counter-top obstruction (ANSI 308.3.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Kitchen counter at workspace 34" max. AFF (ANSI 804.3 & 308.3.2)	Yes
Removable cabinet provided at sink with necessary knee clearance for forward approach provided (ANSI 305 & 306))	Yes
Top lip of kitchen sink, 34" max. AFF (ANSI 606.3))	Yes
Are drain and water supply pipes insulated or covered by skirt (ANSI 606.6)	Yes
Faucet controls Lever Handle style or easy to operate (ANSI 309.4)	Yes
U-Shaped kitchen has 60" min. clear width (ANSI 804.2.2)	Yes
Clear floor for parallel approach is provided or forward approach to kitchen sink has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 804.5.3)	Yes
Workspace has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 306))	Yes
Cabinet hardware easily operated with one hand (ANSI 309.4)	Yes
Range hood fan/light switches installed within accessible reach range 44" max. AFF over workspace others 46" max. AFF (ANSI 309.4))	Yes
Range has controls located in front and oven self-cleaning (required if workspace not located adjacent to oven)	Yes
Refrigerator has 50% of freezer space below 54" max. AFF (ANSI 804.5.6)	Yes

Accessibility Site Visit Report - HC - ANSI

HC Unit Kitchen Photos



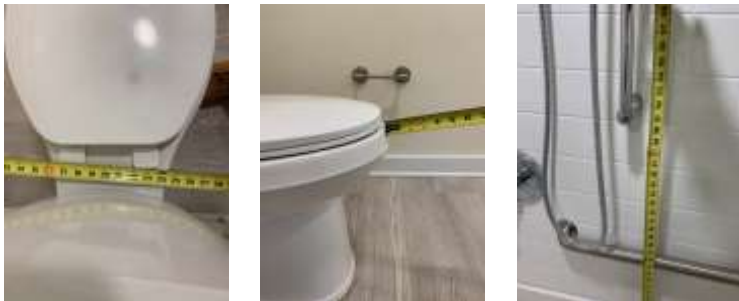
HC - Bathroom Blocking

Status of Blocking	Covered by drywall
FHA & HC Units - All bathrooms required to have blocking.	In FHA & HC Units ALL bathrooms required to have blocking.

HC Unit Bathroom

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max AFF (unobstructed) or 46" max AFF (obstructed). (ANSI 308.3.2))	Yes
Toilet (Elements indicated are NOT compliant) (ANSI 603 & 604)	Toilet centerline exactly 18" from the closest side wall. ANSI 604.2 calls for 16" min – 18" max from nearest side wall.
Toilet paper dispenser 19" min. AFF and 7" - 9" from front lip of toilet (ANSI 604)	No

Accessibility Site Visit Report - HC - ANSI

Mirror mounted with the bottom edge of the reflecting surface 40" max. AFF (ANSI 603.3)	Yes
Shower provided in unit (leave blank if not)	Yes
HC Shower (Elements indicated are NOT compliant) (ANSI 608)	Shower spray flex hose 59" with hand sprayer on slide mount within 48" max. AFF
Unobstructed Turning Space: If there are only 1 lavatory and 1 toilet, is there a 30" x 60" clear floor space beyond the swing of door (ANSI 604)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
HC Bathroom Photos	

HC Unit BR

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes

Accessibility Site Visit Report - HC - ANSI


Electric switches 48" max. AFF and outlets 15" min. (ANSI 308)	Yes
Closet door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Closet clothes rod and shelving hardware 48" max. AFF (ANSI 308)	Yes
Closet door has clear width of 32" (ANSI 404.2.2)	Yes
If required per NFPA fire alarm permanently installed with audible alarm	Yes

HC UNIT

HC Unit Entrance

Unit Number	8509
Exterior unit sign mounted have braille between 48" min. - 60" max.(ADA 216.2)	Yes
Number of HC Bedrooms	1
Type of shower/bath	Roll-in Shower
Entrance landing 60" x 60" (Pull side) or 48" x 48" (Push side) with slope 2% or less in all directions (ANSI 404.2)	Yes
Primary Entrance has lower peephole 43" min. - 48" max. AFF (ANSI 404.2.10)	Yes
Primary Entrance - Door hardware lever handle style (ANSI 404.2.6)	Yes
Primary Entrance - clear width 32" min. (ANSI 404.2.2)	Yes
Primary Threshold less than 1/2" with bevel (ANSI 303.3)	Yes

Accessibility Site Visit Report - HC - ANSI

Primary Entrance - 18" min. clearance on pull side of the door (ANSI Table 404.2.3.2)	Yes
Unobstructed thermostat 48" max. AFF (ANSI 308.2)	No
36" min width accessible route through dwelling unit (ANSI 403.5)	Yes
Hallway 48" min width with doors to rooms intended for entry swinging into same area intended for passage (ANSI Fig 404.2.3.2)	Yes
Unobstructed main electric panel top breaker 48" max. AFF (ANSI 308.2)	Yes
If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
Photos for HC Unit Misc.	

HC Unit Kitchen

Status of this area	Finished stage
Entrance to kitchen 32" min. (ANSI 404.2.2)	Yes
Electric switches/outlets 46" max. AFF over 24" counter-top obstruction (ANSI 308.3.2)	Yes
Kitchen counter at workspace 34" max. AFF (ANSI 804.3 & 308.3.2)	Yes

Accessibility Site Visit Report - HC - ANSI

Removable cabinet provided at sink with necessary knee clearance for forward approach provided (ANSI 305 & 306))	Yes
Top lip of kitchen sink, 34" max. AFF (ANSI 606.3))	Yes
Are drain and water supply pipes insulated or covered by skirt (ANSI 606.6)	Yes
Faucet controls Lever Handle style or easy to operate (ANSI 309.4)	Yes
U-Shaped kitchen has 60" min. clear width (ANSI 804.2.2)	Yes
Clear floor for parallel approach is provided or forward approach to kitchen sink has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 804.5.3)	Yes
Workspace has 27" knee clearance, 30" clear width, and 9" min. height toe clearance (ANSI 306))	Yes
Cabinet hardware easily operated with one hand (ANSI 309.4)	Yes
Range hood fan/light switches installed within accessible reach range 44" max. AFF over workspace others 46" max. AFF (ANSI 309.4))	Yes
Range has controls located in front and oven self-cleaning (required if workspace not located adjacent to oven)	Yes
Refrigerator has 50% of freezer space below 54" max. AFF (ANSI 804.5.6)	Yes

Accessibility Site Visit Report - HC - ANSI


HC - Bathroom Blocking

Status of Blocking	Covered by drywall
FHA & HC Units - All bathrooms required to have blocking.	In FHA & HC Units ALL bathrooms required to have blocking.

HC Unit Bathroom

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max AFF (unobstructed) or 46" max AFF (obstructed). (ANSI 308.3.2))	Yes
Toilet paper dispenser 19" min. AFF and 7" - 9" from front lip of toilet (ANSI 604)	No
Mirror mounted with the bottom edge of the reflecting surface 40" max. AFF (ANSI 603.3)	Yes
Shower provided in unit (leave blank if not)	Yes
HC Shower (Elements indicated are NOT compliant) (ANSI 608)	Shower spray flex hose 59" with hand sprayer on slide mount within 48" max. AFF
Unobstructed Turning Space: If there are only 1 lavatory and 1 toilet, is there a 30" x 60" clear floor space beyond the swing of door (ANSI 604)	Yes

Accessibility Site Visit Report - HC - ANSI

If required per NFPA fire alarm permanently installed with audible/visible alarms	Yes
HC Bathroom Photos	

HC Unit BR

Status of this area	Finished stage
Doorway has a clear opening width 32" min. (ANSI 404.2.2)	Yes
Door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Threshold less than 1/2" with bevel or 1/4" no bevel (ANSI 303.3))	Yes
18" min. clearance on the pull side of the door (ANSI Table 404.2.3.2)	Yes
Electric switches 48" max. AFF and outlets 15" min. (ANSI 308)	Yes
Closet door hardware does not require tight grasping or twisting to operate (ANSI 404.2.6))	Yes
Closet clothes rod and shelving hardware 48" max. AFF (ANSI 308)	Yes
Closet door has clear width of 32" (ANSI 404.2.2)	Yes
If required per NFPA fire alarm permanently installed with audible alarm	Yes

Accessibility Site Visit Report - HC - ANSI

5 RE: Project List

Partial list of completed LIHTC Project Accessibility Reviews. Additional listings may be provided upon request.

Project Name	Location	Project #	Units	Tenancy	Source of Financing	Primary Construction Activity
A. L. Miller Village	Macon, GA	2014-052	71	Family	LIHTC	Substantial Rehab
Abbingdon Trail	Powder Springs, GA	2013-046	60	Elderly	LIHTC	New Construction
Abbingdon Woods	Brunswick, GA	2012-036	56	Family	LIHTC/Home	New Construction
Ashleigh Place Senior Apartments	Richmond Hill, GA	2013-038	80	HFOP	LIHTC/Home	New Construction
Ashley House	Valdosta, GA	2012-033	61	Elderly	LIHTC	Acquisition Rehab
Ashton Pines	St. Marys, GA	2011-061	70	Family	LIHTC	Acquisition Rehab
Baldwin Park Apartments	Milledgeville, GA	2008-049	56	HFOP	LIHTC	New Construction
Boynton Village Apartments	Atlanta, GA	2013-051	43	Family	LIHTC	Acquisition/Rehab
Campbell Place	Camilla, GA	2014-017	52	HFOP	LIHTC	New Construction
Cherokee Mill Lofts	Calhoun, GA	2012-017	60	Family	LIHTC	New Construction
Chestnut Village	Lakeland, GA	2011-027	59	Family	LIHTC	Acquisition Rehab
Connors Senior Village Phase II	Villa Rica, GA	2012-012	60	HFOP	LIHTC	New Construction
Connors Senior Village	Villa Rica, GA	2010-066	60	HFOP	LIHTC	New Construction
Cotton Mill Loft	Hawkinsville, GA	2010-011	32	Family	LIHTC	Rehab
Creekview Commons	Americus, GA	2012-011	50	HFOP	LIHTC	New Construction
East Ellijay Apartments	East Ellijay, GA	2010-012	45	Family	LIHTC	Acquisition Rehab
Eureka Heights	Ashburn, GA	2013-017	56	Family	LIHTC	New Construction

Farmington Hills Phase I	Winder, GA	2010-059	72	Family	LIHTC	New Construction
Farmington Hills Phase II	Winder, GA	2012-038	72	Family	LIHTC	New Construction
Farmington Woods	Dawsonville, GA	2011-017	72	Family	LIHTC	New Construction
Forest Mill	West Point, GA	2013-001	80	Family	LIHTC/Home	New Construction
Forest View	Wadley, GA	2014-045	36	Family	LIHTC	Acquisition /Rehab
Forrester Senior Village	Leesburg, GA	2010-067	50	HFOP	LIHTC	New Construction
Galleria Manor	Smyrna, GA	2008-057	120	HFOP	LIHTC	New Construction
Gateway Pines II	Hahira, GA	2011-026	56	HFOP	LIHTC/Home	New Construction
Golden Hills	Dahlonega, GA	2011-51	69	Family	LIHTC	Substantial Rehab
Goshen Crossing 2	Rincon, GA	2012-035	60	Family	LIHTC	New Construction
Granite Crossing	Lithonia, GA	2015-028	75	Family	LIHTC	New Construction
Griner Gardens	Nashville, GA	2015-031	48	Family	LIHTC	New Construction
Groves Place	Tifton, GA	2014-008	56	HFOP	LIHTC/Home	New Construction
Harmony Greene	Pooler, GA	2010-045	50	Family	LIHTC	New Construction
Highland Manor Senior	Cumming, GA	2010-065	96	HFOP	LIHTC	New Construction, Acq/Rhb
Horizon Senior Village	Grovetown, GA	2013-048	68	HFOP	LIHTC/Home	New Construction
Ivywood Park Apartments	Smyrna, GA	2011-005	106	Family	LIHTC	Acquisition Rehab
Live Oak Villas	Midway, GA	2015-052	60	Family	LIHTC	New Construction
Magnolia Trace	Martinez, GA	2010-032	50	Family	LIHTC	New Construction
Maplewood Park Apartments	Union City, GA	2010-052	110	Family	LIHTC	Acquisition Rehab

Mary-Leila Lofts	Greensboro, GA	2013-052	71	Family	LIHTC	Substantial Rehab
McRae-Helena Estates	McRae-Helena, GA	2015-061	48	Family	LIHTC	New Construction
Norwich Commons	Brunswick, GA	2012-004	52	Family	LIHTC	New Construction
Oconee Park/Riverview Heights	Dublin, GA	2008-068	117	Family	LIHTC	Acquisition Rehab
Oliver Place	Perry, GA	2014-023	100	Family	LIHTC	New Construction
Park Place Apartments	Carrollton, GA	2008-055	70	HFOP	LIHTC	New Construction
Park Senior Village	Leesburg, GA	2014-054	50	HFOP	LIHTC/Home	New Construction
Pine Meadows	Douglas, GA	2008-048	60	HFOP	LIHTC/Home	New Construction
Pinewood Village	Pooler, GA	2012-002	64	Elderly	LIHTC/Home	New Construction
Pointe North Senior Village	Albany, GA	2013-034	59	HFOP	LIHTC	New Construction
Pointe North Village II	Albany, GA	2015-043	46	HFOP	LIHTC	New Construction
Red Oak Village	Stockbridge, GA	2015-051	60	Elderly	LIHTC/Home	New Construction
Renaissance Park	Hinesville, GA	2013-044	42	HFOP	LIHTC	New Construction
Rollingwood Place	Thomson, GA	2014-020	72	Family	LIHTC	New Construction
Savannah Gardens Phase III	Savannah, GA	2010-018	94	Family	LIHTC	New Construction
Savannah Gardens Phase IV	Savannah, GA	2012-008	114	Family	LIHTC	New Construction
Savannah Gardens Phase V	Savannah, GA	2013-009	76	Family	LIHTC	New Construction
Sawmill Landing	Pembroke, GA	2014-004	60	Family	LIHTC	New Construction
Silverwood	Rincon, GA	2010-040	48	HFOP	LIHTC	New Construction
Southfork	Camilla, GA	2014-040	96	Family	LIHTC	Acquisition /Rehab

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Southwestern Estates	Americus, GA	2014-033	64	Family	LIHTC	New Construction
Stony Ridge	Hogansville, GA	2012-001	56	Family	LIHTC/Home	New Construction
Sumter Street Station	Eatonton, GA	2014-002	62	Family	LIHTC	New Construction
Sustainable Fellwood Phase II	Savannah, GA	2008-059	110	Family	LIHTC	New Construction
Tanglewood Apartments	Blakely, GA	2010-023	51	Family	LIHTC	Acquisition Rehab
Tanglewood Heights Apartments	Lawrenceville, GA	2012-007	130	Family	LIHTC	Acquisition Rehab
Telfair Arms	Savannah, GA	2015-002	53	Elderly	LIHTC	Acquisition Rehab
The Gardens	Young Harris, GA	2013-004	51	HFOP	LIHTC	New Construction
The Meadows	Blairsville, GA	2015-025	73	Family	LIHTC	New Construction
The Village at Winding Road	St. Marys, GA	2011-023	50	HFOP	LIHTC	New Construction
Veranda at Groveway	Roswell, GA	2014-043	101	HFOP	LIHTC	New Construction
Walkers Bend	Covington, GA	2010-043	32	Family	LIHTC	New Construction
Walnut Square	Thomasville, GA	2010-005	64	Family	LIHTC/Home	New Construction
Washington Estates Phase II	Tennille, GA	2011-039	40	Family	LIHTC	New Construction
Water Tower Park	Gray, GA	2014-018	72	HFOP	LIHTC/Home	New Construction
Waverly Terrace	Columbus, GA	2013-039	80	Elderly	LIHTC	S/R and NC
Windsor Apartments	Metter, GA	2010-014	53	Elderly	LIHTC	Acquisition Rehab
Windwood Villas Apartments	Cairo, GA	2010-015	53	Family	LIHTC	Acquisition Rehab
Wisteria Place	Newnan, GA	2014-021	120	HFOP	LIHTC	New Construction

Utility Allowance: Actual Use, HUD Models, Baselines **Inspection Services:** Capital Needs Assessments, Accessibility, Design Reviews

Compliance: File Reviews, Onsite Reviews **Training:** Public, Private, Online, Speaking Engagements