



**AMERICANS WITH DISABILITIES ACT
COMPLIANCE REVIEW**



Commercial Building

123 Main Street

City, State, Zip

Date Issued: January 1, 2023

NDDS Project No. 2311111

Prepared For:

Property Investor

**National Due Diligence Services a Division of American Surveying & Mapping, Inc.
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January 1, 2023

Property Investor

RE: Americans with Disability Act Compliance
Review Commercial Building
123 Main Street
City, State, Zip
NDDS Project No: 2311111

National Due Diligence Services (NDDS), a division of American Surveying and Mapping, Inc. (ASM) is pleased to provide the results of our Americans with Disability Act (ADA) Compliance Review of the Commercial Building property located in City, State. This serves as an Addendum to NDDS's Property Condition Assessment, NDDS Project Number 2311111 , performed on January 1st as directed.

We appreciate the opportunity to provide engineering services to **Property Investor**. Please do not hesitate to contact us at 877-439-2582 if you have any questions or if we can be of further service to you.

A handwritten signature in black ink, appearing to read 'Ronnie Long'.

Ronnie Long
Assessments Director

Prepared by:

A handwritten signature in black ink, appearing to read 'James Freely'.

James Freely
Senior Assessor

Reviewed by:

A handwritten signature in black ink, appearing to read 'Ronnie Long'.

Ronnie Long
Assessments Director

1.0 INTRODUCTION

Title III of the Americans with Disabilities Act requires public accommodations to provide goods and services to people with disabilities on an equal basis with the rest of the general public. The goal is to afford every individual the opportunity to benefit from our country's businesses and services and to afford our businesses and services the opportunity to benefit from the patronage of all Americans.

By January 26, 1992, architectural and communication barriers were required to be removed in public areas of existing facilities when their removal was readily achievable—in other words, easily accomplished and able to be carried out without much difficulty or expense. Public accommodations that must meet the barrier removal requirement include a broad range of establishments (both for-profit and nonprofit)—such as hotels, restaurants, theaters, museums, retail stores, private schools, banks, doctors' offices, and other places that serve the public. People who own, lease, lease out, or operate places of public accommodation in existing buildings are responsible for complying with the barrier removal requirement.

The removal of barriers can often be achieved by making simple changes to the physical environment. However, the regulations do not define exactly how much effort and expense are required for a facility to meet its obligation. This judgment must be made on a case-by-case basis, taking into consideration such factors as the size, type, and overall financial resources of the facility, and the nature and cost of the access improvements needed. These factors are described in more detail in the ADA regulations issued by the Department of Justice.

The process of determining what changes are readily achievable is not a one-time effort; access should be re-evaluated annually. Barrier removal that might be difficult to carry out now may be readily achievable later. Tax incentives are available to help absorb costs over several years.

1.1 Purpose of This Checklist

The goal of the survey process is to plan how to make an existing facility more usable for people with disabilities. The Department of Justice recommends the development of an Implementation Plan, specifying what improvements you will make to remove barriers and when each solution will be carried out: "Such a could serve as evidence of a good faith effort to comply."

1.2 Technical Requirements

This checklist details some of the requirements found in the ADA Accessibility Guidelines (ADAAG). However, keep in mind that full compliance with ADAAG is required only for new construction and alterations. The requirements are presented here as a guide to help you determine what may be readily achievable barrier removal for existing facilities. Whenever possible, ADAAG should be used in making readily achievable modifications. If complying with ADAAG is not readily achievable, you may undertake a modification that does not fully comply with ADAAG, as long as it poses no health or safety risk.

1.3 What This Checklist is Not

This checklist does not cover all of ADAAG's requirements; therefore, it is not for facilities undergoing new construction or alterations. In addition, it does not attempt to illustrate all possible barriers or propose all possible barrier removal solutions. ADAAG should be consulted for guidance in situations not covered here.

The checklist does not cover Title III's requirements for nondiscriminatory policies and practices and for the provision of auxiliary communication aids and services. The communication features covered are those that are structural in nature.

1.4 Priorities

This checklist is based on the four priorities recommended by the Title III regulations for planning readily achievable barrier removal projects:

- | | |
|------------|---------------------------------------|
| Priority 1 | Accessible entrance into the facility |
| Priority 2 | Access to goods and services |
| Priority 3 | Access to restrooms |
| Priority 4 | Any other measures necessary |

2.0 QUESTIONS & SOLUTIONS

Priority 1 Accessible Approach/Entrance

People with disabilities should be able to arrive on the site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities.

Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)	Yes - Compliant	No – Not Compliant	Not Applicable
Is there a route of travel that does not require the use of stairs?	X		
<u>Possible Solutions:</u> Not required			
Is the route of travel stable, firm and slip-resistant?	X		
<u>Possible Solutions:</u> Not required			
Is the route at least 36 inches wide?	X		
<u>Possible Solutions:</u> Not required			
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?	X		
<i>Note: In order to be detected using a cane, an object must be within 27 inches of the ground. Objects hanging or mounted overhead must be higher than 80 inches to provide clear head room. It is not necessary to remove objects that protrude less than 4 inches from the wall.</i>			
<u>Possible Solutions:</u> Not required			
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X		
<u>Possible Solutions:</u> Not required			

Ramps (ADAAG 4.8)	Yes - Compliant	No – Not Compliant	Not Applicable
Are the slopes of ramps no greater than 1:12?	X		
<i>Note: Slope is given as a ratio of the height to the length. 1:12 means for every 12 inches along the base of the ramp, the height increases one inch. For a 1:12 maximum slope, at least one foot of ramp length is needed for each inch of height.</i>			
<u>Possible Solutions:</u> Not required			
Do all ramps longer than 6 feet have railings on both sides?	X		
<u>Possible Solutions:</u> Not required			
Are railings sturdy, and between 34 and 38 inches high?	X		
<u>Possible Solution</u> Not required			
Is the width between railings or curbs at least 36 inches?	X		

Ramps (ADAAG 4.8)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Not required			
Are ramps non-slip?	X		
<u>Possible Solutions:</u> Not required			
Is there a 5-foot-long level landing at every 30-foot horizontal length of ramp, at the top and bottom of ramps and at switchbacks?	X		
<u>Possible Solutions:</u> Not required			
Does the ramp rise no more than 30 inches between landings?	X		
<u>Possible Solutions:</u> Not required			

Parking and Drop-Off Areas (ADAAG 4.6)	Yes - Compliant	No – Not Compliant	Not Applicable																		
Are an adequate number of accessible parking spaces available (8 feet wide for car plus 5-foot access aisle for Van)?		X																			
<p><i>For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):</i></p> <p><i>Total spaces Accessible</i></p> <table border="0"> <tr> <td><i>1 to 25</i></td> <td><i>1 space</i></td> <td><i>1 Van</i></td> </tr> <tr> <td><i>26 to 50</i></td> <td><i>2 spaces</i></td> <td><i>1 Van</i></td> </tr> <tr> <td><i>51 to 75</i></td> <td><i>3 spaces</i></td> <td><i>1 Van</i></td> </tr> <tr> <td><i>76 to 100</i></td> <td><i>4 spaces</i></td> <td><i>1 Van</i></td> </tr> <tr> <td><i>101 to 150</i></td> <td><i>5 spaces</i></td> <td><i>1 Van</i></td> </tr> <tr> <td><i>151 to 200</i></td> <td><i>6 spaces</i></td> <td><i>1 Van</i></td> </tr> </table>				<i>1 to 25</i>	<i>1 space</i>	<i>1 Van</i>	<i>26 to 50</i>	<i>2 spaces</i>	<i>1 Van</i>	<i>51 to 75</i>	<i>3 spaces</i>	<i>1 Van</i>	<i>76 to 100</i>	<i>4 spaces</i>	<i>1 Van</i>	<i>101 to 150</i>	<i>5 spaces</i>	<i>1 Van</i>	<i>151 to 200</i>	<i>6 spaces</i>	<i>1 Van</i>
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<u>Possible Solutions:</u> Not required																					
<i>Note: At least one of every 6 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>																					
<u>Possible Solutions:</u> There are no “Van Accessible” spaces provided. recommends that at least one of the parking spaces located on the 2nd or 3rd floor of the underbuilding parking garage, near the elevator bank, be brought into compliance with proper identification signage and pavement stripping required for a “van-accessible” ADA parking space.																					
Are the access aisles part of the accessible route to the accessible entrance?	X																				
<u>Possible Solutions:</u> Not required																					
Are the accessible spaces closest to the accessible entrance?	X																				
<u>Possible Solutions:</u> Not required																					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X																			

Parking and Drop-Off Areas (ADAAG 4.6)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u>			
There are no “Van Accessible” spaces provided. recommends that at least one of the parking spaces located on the 2nd or 3rd floor of the underbuilding parking garage, near the elevator bank, be brought into compliance with proper identification signage and pavement stripping required for a “van-accessible” ADA parking space.			
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X		
<u>Possible Solutions:</u>			
Not required			

Entrance (ADAAG 4.13, 4.14, 4.5)	Yes - Compliant	No – Not Compliant	Not Applicable
If there are stairs at the main entrance, is there also a ramp or lift , or is there an alternative accessible entrance?	X		
<i>Note: Do not use a service entrance as the accessible entrance unless there is no other option.</i>			
<u>Possible Solutions:</u>			
Not required			
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?	X		
<u>Possible Solutions:</u>			
Not required			
Can the alternate accessible entrance be used independently?	X		
<u>Possible Solutions:</u>			
Not required			
Does the entrance door have at least 32 inches clear opening (for a double door, at least one 32-inch leaf)?	X		
<u>Possible Solutions:</u>			
Not required			
Is there at least 18 inches of clear wall space on the pull side of the door, next to the handle?	X		
<i>Note: A person using a wheelchair or crutches needs this space to get close enough to open the door.</i>			
<u>Possible Solutions:</u>			
Not required			
Is the threshold edge 1/4-inch high or less, or if beveled edge, no more than 3/4-inch high?	X		
<u>Possible Solutions:</u>			
Not required			
If provided, are carpeting or mats a maximum of 1/2-inch high?	X		
<u>Possible Solutions:</u>			
Not required			
Are edges securely installed to minimize tripping hazards?	X		

Entrance (ADAAG 4.13, 4.14, 4.5)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Secure carpeting or mats at edges.			
Is the door handle no higher than 48 inches and operable with a closed fist (see next page)?	X		
<u>Possible Solutions:</u> Not required			
Can doors be opened without too much force (exterior doors reserved; maximum is 5 lbf for interior doors)?		X	
<u>Possible Solutions:</u> Most doors require force in excess of 5 lbf (measured doors ranged from 7 to 19 lbf). Re-adjust door closures – this work can be performed by in-house personnel.			
If the door has a closer, does it take at least 3 seconds to close?	X		
<u>Possible Solutions:</u> Not required			

Priority 2 Access to Goods and Services

Ideally, the layout of the building should allow people with disabilities to obtain materials or services without assistance.

Horizontal Circulation (ADAAG 4.3)	Yes - Compliant	No – Not Compliant	Not Applicable
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?	X		
<u>Possible Solutions:</u> Not required			
Are all public spaces on an accessible route of travel?	X		
<u>Possible Solutions:</u> Not required			
Is the accessible route to all public spaces at least 36 inches wide?	X		
<u>Possible Solutions:</u> Not required			
Is there a 5-foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X		
<u>Possible Solutions:</u> Not required			

Doors (ADAAG 4.13)	Yes - Compliant	No – Not Compliant	Not Applicable
Do doors into public spaces have at least a 32-inch clear opening?	X		

Doors (ADAAG 4.13)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Not required			
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?	X		
<u>Possible Solutions:</u> Not required			
Can doors be opened without too much force (5 lbf maximum for interior doors)?		X	
<u>Possible Solutions:</u> Most doors require force in excess of 5 lbf (measured doors ranged from 7 to 19 lbf). Re-adjust door closures – this work can be performed by in-house personnel.			
Are door handles 48 inches high or less and operable with a closed fist?	X		
<u>Possible Solutions:</u> Not required			
Is the threshold edge 1/4-inch high or less, or if beveled edge, no more than 3/4-inch high?	X		
<u>Possible Solutions:</u> Not required			

Emergency Egress (ADAAG 4.28)	Yes - Compliant	No – Not Compliant	Not Applicable
If emergency systems are provided, do they have both flashing lights and audible signals?	X		
<u>Possible Solutions:</u> Not required			

Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)	Yes - Compliant	No – Not Compliant	Not Applicable
Are all aisles and pathways to materials and services at least 36 inches wide?	X		
<u>Possible Solutions:</u> Not required			
Is there a 5-foot circle or T-shaped space for turning a wheelchair completely?	X		
<u>Possible Solutions:</u> Not required			
Is carpeting low-pile, tightly woven, and securely attached along edges?	X		
<u>Possible Solutions:</u> Not required			
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches of the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?	X		

Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Not required			

Signage for Goods and Services (ADAAG 4.30)	Yes - Compliant	No – Not Compliant	Not Applicable
Different requirements apply to different types of signs.			X
<p><i>If provided, do signs designating permanent rooms and spaces where goods and services are provided comply with the appropriate requirements for such signage? (See specifications below.)</i></p> <ul style="list-style-type: none"> · Signs mounted with centerline 60 inches from floor. · Mounted on wall adjacent to latch side of door, or as close as possible. · Raised characters, sized between 5/8 and 2 inches high, with high contrast. · Braille text of the same information. · If pictogram is used, it must be accompanied by raised characters and Braille 			
<u>Possible Solutions:</u> Not required			

Directional and Informational Signage	Yes - Compliant	No – Not Compliant	Not Applicable
The following questions apply to directional and informational signs that fall under Priority 2.	X		
<i>If mounted about 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?</i>			
<u>Possible Solutions:</u> Not required			
Do directional and informational signs comply with legibility requirements?	X		
<i>(Building directories or temporary signs need not comply.)</i>			
<u>Possible Solutions:</u> Not required			

Controls (ADAAG 4.27)	Yes - Compliant	No – Not Compliant	Not Applicable
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?	X		
<i>Note: Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>			
<u>Possible Solutions:</u> Not required			
Are they operable with a closed fist?	X		
<u>Possible Solutions:</u> Not required			

Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2)	Yes - Compliant	No – Not Compliant	Not Applicable
Are the aisles between fixed seating (other than assembly area seating) at least 36 inches wide?			X
<u>Possible Solutions:</u> Not applicable.			
Are the spaces for wheelchair seating distributed throughout?			X
<u>Possible Solutions:</u> Not applicable.			
Are the tops of tables or counters between 28 and 34 inches high?			X
<u>Possible Solutions:</u> Not applicable.			
Are knee spaces at accessible tables at least 27 inches high, 30 inches wide, and 19 inches deep?			X
<u>Possible Solutions:</u> Not applicable.			
At each type of cashier counter, is there a portion of the main counter that is no more than 36 inches high?			X
<u>Possible Solutions:</u> Not applicable.			
Is there a portion of food-ordering counters that is no more than 36 inches high, or is there space at the side for passing items to customers who have difficulty reaching over a high counter?			X
<u>Possible Solutions:</u> Not applicable.			

Vertical Circulation (ADAAG 4.1.3(5), 4.3)	Yes - Compliant	No – Not Compliant	Not Applicable
Are there ramps, lifts, or elevators to all levels?	X		
<u>Possible Solutions:</u> Not required			
On each level, if there are stairs between the entrance and/or elevator and essential public areas, is there an accessible alternate route?	X		
<u>Possible Solutions:</u> Not required			

Stairs (ADAAG 4.9)	Yes - Compliant	No – Not Compliant	Not Applicable
<i>The following questions apply to stairs connecting levels not serviced by an elevator, ramp, or lift.</i>			
Do treads have a non-slip surface?	X		
<u>Possible Solutions:</u> Not required			
Do stairs have continuous rails on both sides, with extensions beyond the top and bottom stairs?	X		

Stairs (ADAAG 4.9)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Not required			

Elevators (ADAAG 4.10)	Yes - Compliant	No – Not Compliant	Not Applicable
Are there both visible and verbal or audible door opening/closing and floor indicators (one tone = up, two tones = down)?	X		
<u>Possible Solutions:</u> Not required			
Are the call buttons in the hallway no higher than 42 inches?	X		
<u>Possible Solutions:</u> Not required			
Do the controls inside the cab have raised and Braille lettering?		X	
<u>Possible Solutions:</u> Install White on Black Car Operating Panel Braille			
Is there a sign on both door jambs at each floor identifying the floor in raised and Braille letters?		X	
<u>Possible Solutions:</u> Not Install White on Black Car Operating Entrance Braille			
If an emergency intercom is provided, is it usable without voice communication?	X		
<u>Possible Solutions:</u> Not required			
Is the emergency intercom identified by Braille and raised letters?	X		
<u>Possible Solutions:</u> Not required			

Lifts (ADAAG 4.2, 4.11)	Yes - Compliant	No – Not Compliant	Not Applicable
Can the lift be used without assistance? If not, is a call button provided?	X		
<u>Possible Solutions:</u> Not required – However, the lift is currently inoperable.			
Is there at least 30 by 48 inches of clear space for a person in a wheelchair to approach to reach the controls and use the lift?	X		
<u>Possible Solutions:</u> Not required			
Are controls between 15 and 48 inches high (up to 54 inches if a side approach is possible)?	X		
<u>Possible Solutions:</u> Not required			

Priority 3 Usability of Restrooms

When restrooms are open to the public, they should be accessible to people with disabilities.

Getting to the Restrooms (ADAAG 4.1)	Yes - Compliant	No – Not Compliant	Not Applicable
If restrooms are available to the public, is at least one restroom (either one for each sex, or unisex) fully accessible?	X		
<u>Possible Solutions:</u> Not required			
Are there signs at inaccessible restrooms that give directions to accessible ones?			X
<u>Possible Solutions:</u> Not required – All restrooms are accessible.			

Doorways and Passages (ADAAG 4.2, 4.13, 4.30)	Yes - Compliant	No – Not Compliant	Not Applicable
Is there tactile signage identifying restrooms?	X		
<i>Note: Mount signs on the wall, on the latch side of the door, complying with requirements for permanent signage.</i>			
<u>Possible Solutions:</u> Not required.			
Are pictograms or symbols used to identify restrooms, and, if used, are raised characters and Braille included below?	X		
<u>Possible Solutions:</u> Not required.			
Is the doorway at least 32 inches clear?	X		
<u>Possible Solutions:</u> Not required.			
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?	X		
<u>Possible Solutions:</u> Not required.			
Can doors be opened easily (5 lbf maximum force)?		X	
<u>Possible Solutions:</u> Most doors require force in excess of 5 lbf (measured doors ranged from 7 to 19 lbf). Re-adjust door closures – this work can be performed by in-house personnel.			
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair?	X		
<i>Note: A person using wheelchair needs 36 inches of clear width for forward movement, and a 5-foot diameter clear space or a T-shaped space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>			
<u>Possible Solutions:</u> Not required.			
Is there a 36-inch-wide path to all fixtures?	X		

Doorways and Passages (ADAAG 4.2, 4.13, 4.30)	Yes - Compliant	No – Not Compliant	Not Applicable
<u>Possible Solutions:</u> Not required.			

Stalls (ADAAG 4.17)	Yes - Compliant	No – Not Compliant	Not Applicable
Is the stall door operable with a closed fist, inside and out?			X
<u>Possible Solutions:</u> Not required. Note: Each public “All-Gender” restroom is an individual room. No stall doors are required.			
Is there a wheelchair-accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?	X		
<u>Possible Solutions:</u> Not required.			
In the accessible stall, are there grab bars behind and on the side wall nearest to the toilet?	X		
<u>Possible Solutions:</u> Not required.			
Is the toilet seat 17 to 19 inches high?	X		
<u>Possible Solutions:</u> Not required.			

Lavatories (ADAAG 4.19, 4.24)	Yes - Compliant	No – Not Compliant	Not Applicable
Does one lavatory have a 30-inch-wide by 48-inch-deep clear space in front?	X		
<i>Note: A maximum of 19 inches of the required depth may be under the lavatory.</i>			
<u>Possible Solutions:</u> Not required.			
Is the lavatory rim no higher than 34 inches?	X		
<u>Possible Solutions:</u> Not required.			
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X		
<u>Possible Solutions:</u> Not required.			
Can the faucet be operated with one closed fist?	X		
<u>Possible Solutions:</u> Not required.			
Are soap and other dispensers and hand dryers within reach ranges (see page 7) and usable with one closed fist?	X		
<u>Possible Solutions:</u> Not required.			

Lavatories (ADAAG 4.19, 4.24)	Yes - Compliant	No – Not Compliant	Not Applicable
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?	X		
<u>Possible Solutions:</u> Not required.			

Priority 4) Additional Access

Note that this priority is for items not required for basic access in the first three priorities. When amenities such as drinking fountains and public telephones are provided, they should also be accessible to people with disabilities.

Drinking Fountains (ADAAG 4.15)	Yes - Compliant	No – Not Compliant	Not Applicable
Is there at least one fountain with clear floor space of at least 30 by 48 inches in front?	X		
<u>Possible Solutions:</u> Not required.			
Is there one fountain with its spout no higher than 36 inches from the ground, and another with a standard height spout (or a single "hi-lo" fountain)?		X	
<u>Possible Solutions:</u> Height of spout is approximately 40" where observed. Provide accessible water coolers at all multi-tenant floors.			
Are controls mounted on the front or on the side near the front edge, and operable with one closed fist?		X	
<u>Possible Solutions:</u> Not applicable.			
Is each water fountain cane-detectable (located within 27 inches off the floor or protruding less than 4 inches from the wall, into the circulation path)?		X	
<u>Possible Solutions:</u> Not applicable.			

Telephones (ADAAG 4.31)	Yes - Compliant	No – Not Compliant	Not Applicable
If pay or public use phones are provided, is there clear floor space of at least 30 by 48 inches in front of at least one?			X
<u>Possible Solutions:</u> Not required. Note: No public phones were provided.			
Is the highest operable part of the phone no higher than 48 inches (up to 54 inches if a side approach is possible)?			X
<u>Possible Solutions:</u> Not required.			
Does the phone protrude no more than 4 inches into the circulation space?			X
<u>Possible Solutions:</u> Not required.			

Telephones (ADAAG 4.31)	Yes - Compliant	No – Not Compliant	Not Applicable
Does the phone have push-button controls?			X
<u>Possible Solutions:</u> Not required.			
Is the phone hearing-aid compatible?			X
<u>Possible Solutions:</u> Not required.			
Is the phone adapted with volume control?			X
<u>Possible Solutions:</u> Not required.			
Is the phone with volume control identified with appropriate signage?			X
<u>Possible Solutions:</u> Not required.			
If there are four or more public phones in the building, is one of the phones equipped with a text telephone (TT or TDD)?			X
<u>Possible Solutions:</u> Not required.			
Is the location of the text telephone identified by accessible signage bearing the International TDD Symbol?			X
<u>Possible Solutions:</u> Not applicable.			

3.0 ESTIMATED COMPLIANCE COSTS

Item Description and Recommendation	Estimated Cost
No van-accessible parking is provided. Reconfigure/stripe one space in the 2 nd or 3 rd level parking garage closest to the elevator.	\$200
Most doors require force in excess of 5 lbf (measured doors ranged from 7 to 19 lbf). Re-adjust door closures – this work can be performed by in-house personnel (no cost).	\$0
Install 1 ½" Diameter Handrail at 32" AAF	\$7,000
Install White on Black Car Operating Panel Braille	\$4,000
Install White on Black Car Operating Entrance Braille	\$5,000
The current drinking fountains in the common corridors are not ADA-accessible. Provide accessible water coolers at all multi-tenant floors (5 sets at \$1,500 each).	\$7,500
Total	\$23,700

4.0 CERTIFICATION

National Due Diligence Services (NDDS), a division of American Surveying and Mapping, Inc. (ASM) has completed an Americans With Disability (ADA) Compliance Review of the Subject Property, Peninsula Life Center, located at 123 Main Street City, State, Zip.

The opinions NDDS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. NDDS assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent NDDS's professional judgment based on information obtained during the course of this assignment. NDDS's evaluations, analyses, and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

National Due Diligence Services (NDDS), a division of American Surveying and Mapping, Inc. (ASM) that NDDS has no undisclosed interest in the subject property, that NDDS's relationship with the Client is at arms-length, and that NDDS's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

RELIANCE

All reports, both verbal and written, are for the benefit of **Property Investor** its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of NDDS/ASM.

Property Investor may distribute the report to other parties without limitation; however it is acknowledged that the report provided to third parties is for informational purposes only. NDDS/ASM will issue a reliance letter if requested.