

Buyer's Accessibility Features Report

The Buyer's Accessibility Features Report (AFR) is a form designed to identify features that may be desirable to a homebuyer with disabilities.

Too often the terms "accessible" or "accessibility" are tossed about without any underlying common understanding on what they exactly mean. Because there is no clear and concise definition, the terms may be used inconsistently. What one person says is accessible may be rejected by another as having too many barriers.

The Buyer's AFR may be used by buyers to identify and prioritize the architectural features they find desirable in a residential property. A buyer's completed AFR may be helpful to the agent working with the buyer as they search for compatible properties in the MLS and when they tour or preview properties that have potential as homes for persons requiring specific features that accommodate persons with disabilities. The AFR can also be used as a checklist for buyers and agents to use when attending showings and open houses to keep records of the features in the properties they visit. The Buyer's AFR may also be useful to individuals looking for rental housing or making plans for remodeling.

The left-hand column of the buyer's AFR lists different features that may be important for a person with disabilities. The middle column provides brief explanations or examples of the listed features. This is followed by a grid where the person completing the report may check the corresponding box for either "Yes," if the feature is a priority/is present, "No," if the feature is not necessary/not present, or "Easily Adaptable," if the buyer would accept a property capable of modification or the property is capable of modification to provide the desired benefit. Using the AFR will help define and prioritize the desired property features, rather than leave the real estate agents to determine what is or isn't an "accessible" or "barrier-free" property.

Please note that there is a separate Seller's Accessibility Features Report has been created especially for sellers and use as an associated document on the MLS.

CAUTION: Any AFR is for informational purposes only. Any person considering a property based upon an AFR should most definitely inspect and evaluate the property for him or herself.

Accessibility Features Report

Evaluation Checklist and Completion Guidelines

1/1/01 (c) Thomas Hirsch, AIA

Property Location: _____

Agent & Firm: _____

MLS #: _____ Date: _____

THIS REPORT IS FOR GENERAL INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED.

	<i>Explanation</i>	Yes	No	<i>Easily Adaptable</i>
Exterior				
Walkways wider than 4 ft.	Maneuverability for wheelchairs			
Ramp or No-step at bldg. entry	Slope of incline less than 1:12; 3-5' landing at top			
Maneuvering space at entry door	18" min. at latch side of door			
Emergency exit pathway(s)	Two no-step pathways, at least 36" wide			
Patio/Deck	If wood, no spaces between boards wider than 3/8"			
Planters/gardens	Raised to 30" for seated access			
Fenced yard for service animal				
Interior				
Entry: Air lock and/or vestibule	Energy efficient, switch chairs, escape bad weather			
Closet with Double Hanging	Lower rod 41" above finished floor			
Storage for equipment	Bulk storage, wheelchairs, etc.			
General:				
Wider doors (3' or 2'10"vs. 2'-8")	Interior doors			
Thresholds	1/2" max. height on Interior; 3/4" max. height at Ext.			
Slider vs. Swing Doors	Sliders use less area			
Useable Door Hardware	Lever handles			
Kickplates	Especially on push sides of doors			
Window operation	Cranks are easier to operate than sliders			
Elevator/Lift	Existing or space for future installation			
Personal safety feature(s)	Flashing fire alarm, door bell, etc.			
Hallways:				
Extra width (42" min.)	Enough width to install wall reinforcements & handrails			
Durable Flooring	Smooth, able to withstand frequent wheelchair turns			
Bedroom(s):				
Lower storage space	Easy access to supplies and equipment			
Durable Flooring	Smooth, able to withstand frequent wheelchair turns			
Doors & hardware	2' 10" clear opening, levers			
Hoist & Track	Structurally adequate? Can reinforcement be added?			
Bathroom(s):				
Single lever plumbing controls	Lever or Loop handle (no crystal ball)			
Maneuvering space	5' circle or area for T turn			
Reachable cabinetry & hardware	Dropped counters, loop handles			
In-wall blocking & Grab bars	If fiberglass, blocking applied to module			
Slider Door(s)	Uses less space than swing doors			
Hoist & Track	Structurally adequate? Can reinforcement be added?			
Shower with sloped floor	Best if no curb; curbs up 2" OK if both sides sloped			
Flooring	Water resistant, non-skid			
Lighting	Motion detector activation			
Lower storage space	Easy access to supplies and equipment			

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		Explanation	Yes	No	Easily Adaptable
Kitchen:					
	Special cabinetry: dropped counters	34" finished counter height			
	Pullout boards	For working space, cutting board			
	Durable flooring	Non-skid, vinyl or ceramic tile best for wheelchairs			
Kitchen Appliances:					
	Wall-mounted oven	Controls at front or side			
	Cooktop w/ kneecap	Freezer under refrigerator also works.			
	Side-by-side refrig./freezer	Easy access to water and ice without opening door			
	Refrig. w/exterior water/ice				
Utility:					
	Washer/dryer	Maneuvering space & touch controls			
	Circuit breaker location & height	Maneuvering space & 48" - 54" to top breaker			
Garage:					
	Extra size	12' x 22' for car or van, plus aisles for WC maneuvering			
	Extra height (overhead door, walls)	If raised top van is used			
	No step into house				
Heating, Ventilating & Air Conditioning:					
	Special needs	Extra heat in Bathroom			
	Indoor Air Quality	Filters, air/air exchanger			
	Central air conditioning				
	Controls within reach	48" - 54" to top operating control			
Plumbing:					
	Space for transfer to Toilet & Shower				
	Knee space under sink	Insulate all water supply & drain piping			
	Curbless/low curb shower	No more than 2" high curb			
	Raised tub with step	Rim 17-19" above finished floor			
	Whirlpool tub	Controls accessible, no tight finger grip			
	Grab bars in Tub/Shower	Reinforcement in wall to receive grab bars			
	Controls in reachable locations	Can reach both from outside and inside			
	Single lever controls/Anti-scald	Anti-scald in hot water heater or at fixtures			
Electrical:					
	Rocker Switches				
	Switches & Controls within reach	Top 48-54" max. above finished floor, at least 12" high			
	Motion detector	Lights go on when someone walks in room			
	Special Circuits	Recharge wheelchair, oxygen equip., ventilators, etc.			
Signal Systems:					
	Battery back-up for instances of power supply failure				
	Visual	Light signals for doorbell, fire, telephone			
	Audible	Loud, distinctive-sounding alarms			
	Security System	Monitored/Automatic call			

Additional Comments: