



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

Greg Abbott  
GOVERNOR

### BOARD MEMBERS

J. Paul Oxer, *Chair*  
Juan S. Muñoz, PhD, *Vice Chair*  
Leslie Bingham-Escareño  
T. Tolbert Chisum  
Tom H. Gann  
J.B. Goodwin

March 21, 2017

*Writer's direct phone # (512) 475 -0458*

*Email: [john.nunley@tdhca.state.tx.us](mailto:john.nunley@tdhca.state.tx.us)*

Melissa Neelley  
Emmaus Housing Partners, Ltd.  
Houston, TX  
[mneelley@tcresidential.com](mailto:mneelley@tcresidential.com)

RE: Park at Fort Bend

CMTS ID: 4991

Dear Ms. Neelley:

A review of the Uniform Physical Condition Standards (UPCS) inspection, performed by the Department's contractor on March 17, 2017, has been completed. A copy of the report is included for your review. The inspection resulted in violations of UPCS protocols (referred to in the Department's Rules 10TAC §10.621).

**Deadline:** This notice begins the corrective action period. You must supply all requested documentation no later than **June 19, 2017**, the last day of the corrective action period. The attached List of Deficiencies Found has been prepared to explain the Department's findings of noncompliance and to detail required corrective action. A response to this letter and report must be provided to and received by the Department prior to **June 19, 2017**.

**How you must respond:** If you have already submitted documentation for review, that documentation has not been reviewed or assessed prior to this letter and report. Please review this report against any and all submissions by you to ensure that all issues in this letter were appropriately and fully addressed and that the documentation you have submitted substantiates this, then either upload confirmation that you are satisfied with your response or submit a revised and updated response and supporting materials prior to **June 19, 2017**.

When all deficiencies listed in the List of Deficiencies Found section of the report are corrected, provide documentation of work completed. Acceptable documentation includes: copies of work orders (listing the deficiency, action taken or repairs made to correct the deficiency, date of corrective action, and signature of the person responsible for the correction), invoices (from vendors, etc.), or other proof of correction. Photographs are not required but may be submitted if labeled and only in support of a work order or invoice. In order to expedite the closeout process, it is important that the documentation of work completed is arranged and submitted in the same order as on the List of Deficiencies Found.

If you do not understand how to complete the corrective action, please contact us as soon as possible so that you can correct matters before the deadline; staff can refer you to resources for additional training and



technical assistance. If it is not possible to provide the requested documentation by the corrective action deadline, correct as much as you can and submit a corrective action plan detailing how and when the remaining issues will be resolved.

Upload your corrective action to the Electronic Document Attachment system using the development's Compliance Monitoring and Tracking System ("CMTS") account. For instructions on how to use the attachment system, please see *Attaching Documents to CMTS* found on the Department's website. To access, on the home page, select "Support and Services" tab; then select "Compliance". From the submenu, select "Online Reporting". Unless specifically directed by the Compliance Monitor indicated below, TDHCA will not accept submissions via email, fax, or mail.

**How TDHCA will review:** It is critical that you understand that this process requires each party, you and the Department, to perform its role timely and independently. The Department provides its inspection results, you respond prior to the end of the corrective action date and include in your response documentation to support the appropriateness and completeness of the corrective actions taken. *After the corrective action date*, the Department's Compliance staff reviews your response and supportive materials. We do not provide interim reviews or feedback because it is an important part of your responsibility to ensure that the response and supporting materials are submitted complete and on time.

Your submission will be reviewed one time, after the end of the corrective action period, at which time the Department will determine whether or not the submitted materials sufficiently document that you have corrected the cited instances of noncompliance. Noncompliance not corrected and documented as such during the corrective action period will be taken into consideration prior to any future funding or awards from the Department. To be considered corrected within the corrective action period, documentation evidencing the correction must be received by **June 19, 2017**, the end of the corrective action period.

**If your response is incomplete: Failure to submit complete and satisfactory corrections on or before the corrective action deadline will result in a referral to the Department's Enforcement Committee. Please see 10TAC §2.302 for a listing of specific penalty amounts.**

The development's Compliance period has ended and notice of violations is no longer supplied to the IRS. The extended use period for the development remains in effect for an additional 15 years after expiration of the compliance period. The Department will continue to monitor for compliance with all restrictions in the LURA as required in §10TAC 10.623.

Please extend our thanks to your onsite staff for their hospitality and cooperation extended during the inspection. If you have any questions about this inspection report, please contact us toll free in Texas at (800) 643-8204, directly at (512) 475-0458, or email: [john.nunley@tdhca.state.tx.us](mailto:john.nunley@tdhca.state.tx.us).

Sincerely,

 John Nunley  
2017.03.21  
09:08:15 -05'00'

John Nunley  
Inspection Specialist



*www.tdhca.state.tx.us*

## Physical Assessment of:

### Park at Fort Bend

---

**Program: HTC**

**Program #: 99017T**

**CMTS ID#: 2080**

**Inspection Date: 3/17/17**

<b>Property Profile</b>	
Building Type	<b>walkup</b>
Original Construction Date	<b>2001</b>
Total number of units/ LI units	<b>250/250</b>
Number of units offline, vacant or locked	<b>2</b>
Total number of units inspected	<b>59</b>
Total number of Low Income buildings	<b>23</b>
Number of buildings offline or vacant	<b>0</b>
Total number of buildings inspected	<b>23</b>

<b>Certificates</b>	
Boilers	<b>N/A</b>
Elevator	<b>N/A</b>
Fire Alarm	<b>Yes</b>
Lead Based Paint Disclosure Form	<b>N/A</b>
Lead Based Paint Inspection Report	<b>N/A</b>
Sprinkler System	<b>Yes</b>
Dimensional Take-offs for Site:	<b>Supplied by site</b>
Total sq. ft. of pedestrian walkways/stairs	<b>29680</b>
Total sq. ft. of parking lots / driveways	<b>232426</b>



Property: CMTS 2080 - Park at Fort Bend - 3001 Dove Country Rd

Completion Date: **3/17/2017**

Inspector: Pete Martins

Customer Name:

Inspector Comments:

Scoring Summary			
Areas	Possible Points	Points Scored	Score
Site	16.76	6.28	37.50%
Building Exteriors	20.52	20.52	100.00%
Building Systems	19.29	16.83	87.23%
Building Common Areas	0.91	0.81	89.13%
Units	42.52	37.63	88.50%
Inspection Total	100	82.07	82.07%

**Site**

Actual Points	Building/Unit Name	Inspectable Item	Deficiency	Comments
5.24		Play Areas and Equipment	Deteriorated Play Location Surface	deteriorated surface 100%
5.24		Health & Safety	Hazards—Tripping	sidewalk uneven; > 3/4 in near office , building 15

**Building Exterior**

Actual Points	Building/Unit Name	Inspectable Item	Deficiency	Comments
0.00	No	Observed	Deficiency	

### Building Systems

Actual Points	Building/Unit Name	Inspectable Item	Deficiency	Comments
1.26	Bldg 18() / [Building Systems]	Fire Protection	Missing Sprinkler Head	1803 missing escutcheon
0.63	Bldg 11() / [Building Systems]	Fire Protection	Missing Sprinkler Head	1108 painted sprinkled
0.57	Bldg 17() / [Building Systems]	Domestic Water	Leaking Central Water Supply	exterior water leaking

### Common Areas

Actual Points	Building/Unit Name	Inspectable Item	Deficiency	Comments
0.05	laundry 1() / [Health & Safety]	Health & Safety	Flammable/Combustible Materials—Improperly Stored	paper stored near dryer vents
0.05	laundry 2() / [Laundry]	Doors	Damaged Hardware/Locks	Striker plate misaligned/missing;

### Units

Actual Points	Building/Unit Name	Inspectable Item	Deficiency	Comments
0.55	Bldg 4() / [404]	Health & Safety	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	Bedroom 2; furniture blocking egress furniture in hallway
0.55	Bldg 9() / [916]	Health & Safety	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	Bedroom 1; furniture blocking egress
0.55	Bldg 10() / [1009]	Health & Safety	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	Bedroom 2; furniture blocking egress
0.55	Bldg 18() / [1802]	Health & Safety	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	Bedroom 2;furniture blocking egress
0.55	Bldg 20() / [2007]	Health & Safety	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	Bedroom 1; furniture blocking egress
0.25	Bldg 1() / [110]	Health & Safety	Garbage and Debris—Outdoors	garbage on porches

0.25 Bldg 8() / [810]	Health & Safety	Infestation—Insects	Roaches;
0.25 Bldg 13() / [1308]	Health & Safety	Infestation—Insects	Roaches;
0.25 Bldg 16() / [1601]	Health & Safety	Garbage and Debris—Indoors	garbage throughout unit
0.25 Bldg 18() / [1805]	Health & Safety	Infestation—Insects	Roaches;
0.17 Bldg 3() / [302]	Electrical System	Blocked Access to Electrical Panel	stored items;
0.07 Bldg 9() / [916]	Doors	Damaged Hardware/Locks	Lock not functioning ;Bedroom 2;locked no access
0.07 Bldg 7() / [716]	Kitchen	Dishwasher/Garbage Disposal—Inoperable	dishwasher not functioning;
0.06 Bldg 4() / [404]	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;
0.06 Bldg 10() / [1006]	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;
0.06 Bldg 10() / [1009]	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;
0.06 Bldg 15() / [1502]	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;
0.06 Bldg 18() / [1808]	Kitchen	Refrigerator-Missing/Damaged/Inoperable	Fresh food seal needs replaced;
0.04 Bldg 10() / [1006]	Doors	Missing Door	Laundry;
0.04 Bldg 18() / [1802]	Doors	Missing Door	Laundry;
0.04 Bldg 5() / [502]	Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 1;
0.04 Bldg 10() / [1006]	Doors	Damaged Hardware/Locks	Striker plate misaligned/missing ;Bedroom 2;
0.04 Bldg 10() / [1009]	Doors	Damaged Hardware/Locks	Bedroom 2;Striker plate misaligned/missing ;
0.03 Bldg 9() / [904]	Kitchen	Range Hood/Exhaust Fans—Excessive Grease/Inoperable	dirty filter



Property: CMTS 2080 - Park at Fort Bend - 3001 Dove Country Rd

---

0.02 Bldg 18() / [1808]	Walls	Damaged	door knob damage;kitchen
0.01 Bldg 10() / [1009]	Windows	Damaged/Missing Screens	Bedroom 1;
0.01 Bldg 18() / [1809]	Windows	Damaged/Missing Screens	Bedroom 1;Bedroom 2;
0.00 Bldg 2() / [209]	Health & Safety	Other	housekeeping
0.00 Bldg 2() / [209]	Health & Safety	Hazards—Tripping	tv cable/cord in hallway;
0.00 Bldg 3() / [307]	Health & Safety	Other	housekeeping

**Completion Date:** 3/17/2017

**Inspector:** Pete Martins

**Customer Name:**

**Inspector Comments:**

**[404] Bldg 4 -**

Deficiency Area	Deficiency	Comments
Life-Threatening	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable : Health & Safety	Bedroom 2; furniture blocking egress furniture in hallway
Inspected By:Pete Martins		Date: 03/17/2017 10:58:46

**[916] Bldg 9 -**

Deficiency Area	Deficiency	Comments
Life-Threatening	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable : Health & Safety	Bedroom 1; furniture blocking egress
Inspected By:Pete Martins		Date: 03/17/2017 13:12:33

**[1009] Bldg 10 -**

Deficiency Area	Deficiency	Comments
Life-Threatening	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable : Health & Safety	Bedroom 2; furniture blocking egress
Inspected By:Pete Martins		Date: 03/17/2017 13:42:39

**[1802] Bldg 18 -**

Deficiency Area	Deficiency	Comments
Life-Threatening	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable : Health & Safety	Bedroom 2;furniture blocking egress
Inspected By:Pete Martins		Date: 03/17/2017 15:49:13

**[2007] Bldg 20 -**

Deficiency Area	Deficiency	Comments
Life-Threatening	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable : Health & Safety	Bedroom 1; furniture blocking egress



# NOTIFICATION OF EXIGENT AND FIRE SAFETY HAZARDS OBSERVED

CMTS #: 2080

File #

Inspection Date: 03/17/17

Property name: PARK AT FORT BEND

Name

Property Phone: 832-342-1000

Property Address: 3001 DOVE COUNTY RD

ID Number \_\_\_\_\_

Agent Phone: \_\_\_\_\_

Property City: STAFFORD State: TX Zip: 77477

## PART 1 EXIGENT HEALTH AND SAFETY HAZARDS

<p><b>Air Quality</b> A-- Propane/Natural Gas/Methane Gas Detected</p> <p><b>Electrical Hazards</b> B-- Exposed Wires/Open Panels C-- Water Leaks On or Near Electrical Equipment</p>	<p><b>Emergency Equipment/Fire Exits/Fire Escapes</b> D-- Emergency/Fire Exits/Blocked/Unusable Fire Escapes E-- Blocked Egress/Ladders</p> <p><b>Gas/Oil Hot Water Heater/Gas/Oil HVAC</b> F-- Carbon Monoxide Hazard - Gas/Oil Fired Unit -Missing/Misaligned Chimney</p>
---	---

\*\* The Texas Department of Housing and Community Affairs (TDHCA) requires all exigent hazards be mitigated immediately. The office of Housing requires a written report to be filed with the TDHCA office within 72 hours of the date of the inspection. All P/O/A's are required to document activities in this area for later evaluation by TDHCA.

During this inspection, the following items were observed and noted as Exigent Health and Safety hazards that require immediate attention. Use additional sheets if needed.

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(s) (See list below)						COMMENT(s)	Certificate***	
			A	B	C	D	E	F			
1		404						✓		BR2 furniture	
2		916						✓		BR1 furniture	
3		1009						✓		BR2 furniture	
4		1802						✓		BR2 furniture	
5		2007						✓		BR1 furniture	

\*\*\* Reserved for TDHCA Use.

## PART 2 FIRE SAFETY HAZARD

<p><b>Emergency Equipment/Fire Exits/Fire Escapes</b> G-- Window Security Bars Prevent Egress H-- Fire Extinguishers Expired</p>	<p><b>Smoke Detectors</b> I -- Missing/Inoperative</p>
--	--

During this inspection the following items were observed and noted as Fire Safety hazards which require immediate attention:

Item Number	Site or Bldg. Location	DU or CA Location	CHECK DEFECT TYPE(s) (See list below)			COMMENT(s)	Certificate***
			G	H	I		
1							
2							
3							

\*\*\* Reserved for TDHCA Use.

Other Health and Safety Concerns Not Defined In Above Matrix.

1	
2	

NAME OF OWNER/AGENT'S REPRESENTATIVE (Please print legibly)

María de Lourdes Hernandez

INSPECTOR NAME: (Print)

Pete Martins

SIGNATURE OF OWNER/AGENT'S REPRESENTATIVE

[Signature]

Date 3/17/17

  
INSPECTOR ID NUMBER TIG057

A copy of this notification will be provided to the appropriate local health/safety/fire code enforcement entity.

Neither the inspector, the inspector's employer nor the Texas Department of Housing and Community Affairs assume any liability whatsoever expressed or implied that the above noted health and safety hazards constitute all of the health and safety deficiencies that may be present on the property. Any and all liability for the health and safety hazards noted above, as well as any health and safety hazards that may exist on the property but were not observed by the inspector, are the full and absolute responsibility of the property owner and not the inspector, the inspector's employer nor the Texas Department of Housing and Community Affairs.

Report 2 : Observed Deficiencies Report

Printed on : 3/17/2017 4:43:22 PM



1 of 4

List of Deficiencies Found at Property: CMTS 2080 - Park at Fort Bend

Completion Date: **3/17/2017**

Inspector: Pete Martins

Customer Name:

Inspector Comments:

Status	Count
Occupied	59

Defects Found

Deficiency Area	L1	L2	L3	Deficiency	Images	Comments
<b>Site:</b>						
Health & Safety			x	Hazards—Tripping	0	sidewalk uneven; > 3/4 in near office , building 15
Play Areas and Equipment			x	Deteriorated Play Location Surface	0	deteriorated surface 100%
<b>Bldg 1:</b>						
<b>110</b>						
Health & Safety			x	Garbage and Debris—Outdoors	0	garbage on porches
<b>Bldg 2:</b>						
<b>209</b>						
Health & Safety			x	Hazards—Tripping	0	tv cable/cord in hallway;
Health & Safety			x	Other	0	housekeeping
<b>Bldg 3:</b>						
<b>302</b>						
Electrical System			x	Blocked Access to Electrical Panel	0	stored items;
<b>307</b>						

List of Deficiencies Found at Property: CMTS 2080 - Park at Fort Bend

Defects Found

Deficiency Area	L1	L2	L3	Deficiency	Images	Comments
Health & Safety			x	Other	0	housekeeping
<b>Bldg 4:</b>						
<b>404</b>						
Health & Safety			x	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	0	Bedroom 2; furniture blocking egress furniture in hallway
Kitchen	x			Refrigerator-Missing/Damaged/Inoperable	0	Fresh food seal needs replaced;
<b>Bldg 5:</b>						
<b>502</b>						
Doors		x		Damaged Hardware/Locks	0	Striker plate misaligned/missing ;Bedroom 1;
<b>Bldg 7:</b>						
<b>716</b>						
Kitchen		x		Dishwasher/Garbage Disposal—Inoperable	0	dishwasher not functioning;
<b>Bldg 8:</b>						
<b>810</b>						
Health & Safety			x	Infestation—Insects	0	Roaches;
<b>Bldg 9:</b>						
<b>904</b>						
Kitchen	x			Range Hood/Exhaust Fans—Excessive Grease/Inoperable	0	dirty filter
<b>916</b>						
Doors			x	Damaged Hardware/Locks	0	Lock not functioning ;Bedroom 2;locked no access
Health & Safety			x	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	0	Bedroom 1; furniture blocking egress
<b>Bldg 10:</b>						
<b>1006</b>						

Report 2 : Observed Deficiencies Report

Printed on : 3/17/2017 4:43:22 PM



3 of 4

List of Deficiencies Found at Property: CMTS 2080 - Park at Fort Bend

Defects Found

Deficiency Area	L1	L2	L3	Deficiency	Images	Comments
Doors		x		Damaged Hardware/Locks	0	Striker plate misaligned/missing ;Bedroom 2;
Doors	x			Missing Door	0	Laundry;
Kitchen	x			Refrigerator-Missing/Damaged/Inoperable	0	Fresh food seal needs replaced;
<b>1009</b>						
Doors		x		Damaged Hardware/Locks	0	Bedroom 2;Striker plate misaligned/missing ;
Health & Safety			x	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	0	Bedroom 2; furniture blocking egress
Kitchen	x			Refrigerator-Missing/Damaged/Inoperable	0	Fresh food seal needs replaced;
Windows	x			Damaged/Missing Screens	0	Bedroom 1;
<b>Bldg 11:</b>						
<b>Building Systems</b>						
Fire Protection			x	Missing Sprinkler Head	0	1108 painted sprinkled
<b>Bldg 13:</b>						
<b>1308</b>						
Health & Safety			x	Infestation—Insects	0	Roaches;
<b>Bldg 15:</b>						
<b>1502</b>						
Kitchen	x			Refrigerator-Missing/Damaged/Inoperable	0	Fresh food seal needs replaced;
<b>Bldg 16:</b>						
<b>1601</b>						
Health & Safety			x	Garbage and Debris—Indoors	0	garbage throughout unit
<b>Bldg 17:</b>						
<b>Building Systems</b>						
Domestic Water			x	Leaking Central Water Supply	0	exterior water leaking

Report 2 : Observed Deficiencies Report

Printed on : 3/17/2017 4:43:22 PM



4 of 4

List of Deficiencies Found at Property: CMTS 2080 - Park at Fort Bend

Defects Found

Deficiency Area	L1	L2	L3	Deficiency	Images	Comments
<b>Bldg 18:</b>						
<b>1802</b>						
Doors	x			Missing Door	0	Laundry;
Health & Safety			x	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	0	Bedroom 2;furniture blocking egress
<b>1805</b>						
Health & Safety			x	Infestation—Insects	0	Roaches;
<b>1808</b>						
Kitchen	x			Refrigerator-Missing/Damaged/Inoperable	0	Fresh food seal needs replaced;
Walls	x			Damaged	0	door knob damage;kitchen
<b>1809</b>						
Windows	x			Damaged/Missing Screens	0	Bedroom 1;Bedroom 2;
<b>Building Systems</b>						
Fire Protection			x	Missing Sprinkler Head	0	1803 missing escutcheon
<b>Bldg 20:</b>						
<b>2007</b>						
Health & Safety			x	Emergency Fire Exits—Emergency/Fire Exits Blocked/Unusable	0	Bedroom 1; furniture blocking egress
<b>laundry 1:</b>						
<b>Common Areas: Health &amp; Safety</b>						
Health & Safety			x	Flammable/Combustible Materials—Improperly Stored	0	paper stored near dryer vents
<b>laundry 2:</b>						
<b>Common Areas: Laundry</b>						
Doors			x	Damaged Hardware/Locks	0	Striker plate misaligned/missing;

## Common Use Checklist

Development Name: Park at Fort Bend

Monitor: TIG Date: 3/17/2016 **BLACK OUT or DELETE COLUMN IF NOT APPLICABLE**

CMTS #	2080	3/17/2016	Check yes if feature is present	Check no if not present	Section	504	FHA	Yes	No
--------	------	-----------	---------------------------------	-------------------------	---------	-----	-----	-----	----

### ACCESSIBLE ROUTE

<b>Route</b> At least one accessible route is a continuous, unobstructed path through the development (with sufficient curb cuts).	UFAS 4.3.2	FH 2.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Amenity Access</b> The accessible route connects all buildings containing UFAS and/or FH-covered units and <u>at least one</u> of each amenity.	UFAS 4.3.2(3)	FH 1.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Route Width</b> The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).	UFAS 4.3.3	FH 2.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Stair/Ramp alternative</b> Stairs that are installed along the accessible route also provide a ramp as an alternative way to get between levels.	UFAS 4.1.2(4)	FH 1.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### ACCESSIBLE PARKING

<b>Minimum Parking Spaces</b> A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.	UFAS 4.342(4)/4.1.1(5)(d)	FH 2.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Accessible Parking Signs</b> All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space.	UFAS 4.6.4	FH 2.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Space Width</b> All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces.	UFAS 4.6.3	FH 2.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Access Aisle</b> Accessible parking space aisles are part of the accessible route to the building or facility entrance.	UFAS 4.6.3	FH 2.20	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking Space Types</b> If the development provides different types of parking (i.e. carpots, garage, surface, etc.) at least one of each type is designated as accessible.	N/A	FH 2.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking at amenities</b> If parking spaces are available at common and public use amenities then one space is designated as accessible.	N/A	FH 2.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### COVERED UNITS' PRIMARY ENTRY DOOR

<b>Door handles</b> Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FHA only, all entry doors on accessible route (including screen doors).	UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------	--------	--------------------------	--------------------------

### COMMON USE DOORS

<b>Door handles</b> Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).	UFAS 4.13.9	FH 3.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------	--------	-------------------------------------	--------------------------

### COMMON USE FACILITIES

<b>Trash disposal facilities</b> (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 54" for a side approach or 48" if only a front approach is possible	UFAS 4.34.2(1)	FH 2.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Common-Use Laundry Facilities</b> starting 2002 and beyond (at least one) provides washing machine(s) and clothes dryer(s) that are front loading.	UFAS 4.34.7.2	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Rent Collection Slots</b> slots less than 54" for side reach approach.	UFAS 4.2.6	FH 2.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.