

# ACCESSIBLE HOME FEATURES CHECKLIST

By Dan Bawden © August 18, 2021

Different circumstances in life create situations where people may find that they must temporarily or permanently use a wheelchair, walker or other assistive devices that require specific dimensional characteristics and features in the homes they buy. The Accessible Home Checklist is for homeowners who are selling to fill out to highlight the accessibility features in their home. It is also handy for planning in making an assessment of the home when planning an accessible remodel. This will be helpful for those seeking or renovating homes to accommodate a person using a wheelchair or persons with other disabilities. Buyers will be looking for homes that can accommodate their needs as is as well as properties that can be modified and enhanced to accomplish that end.

The following information is provided with respect to the Property at \_\_\_\_\_, Texas.

Sellers, please check the appropriate box for each item below	YES	NO	NOT SURE
<b>Exterior Accessibility Features:</b>			
1. Ramped or level home entrance (1/4–1/2 inch threshold)			
2. Exterior door to ramped/flush threshold is at least 36 inches wide			
3. Lever handle on entrance door 34–38 inches from the floor			
4. Ramped or level entrance in garage (1/4–1/2 inch threshold)			
5. Well-lit front and rear entries, and path lighting from parking to house			
6. Accessible level vehicle parking area			
7. If the 1st floor is 2' or more off the ground, an electric wheelchair lift should be considered			
8. Walkways to entrance are at least 42 inches wide			
9. No step access to patios, balconies, and terraces (1/4–1/2 inch threshold)			
10. Handrails installed at entrance where necessary on steps or porches			
11. 5-foot diameter open maneuvering space provided both outside and inside entrance			
12. Any emergency egress window in basement has minimum net clear opening area of not less than 5 square feet, the horizontal area of the window well is not less than 9 square feet, with a horizontal projection and width of not less than 36 inches (per International Building Code).			
<b>Interior Accessibility Features on Main Level of home:</b>			
1. Open Floor Plan			
2. Doorways have at least a 34-inch-wide clear opening with appropriate approach clearances			
3. Lever handles on all doors 34–38 inches from the floor			
4. Hallways and passageways at least 36 inches wide			
5. Hallways and passageways at least 42 inches wide			
6. Flush transition between all rooms or beveled thresholds not exceeding 1/2-inch height			
7. Low pile or no carpeting			
8. Non-glare surfaces			
9. Contrasting colors to promote good perception of edges and boundaries			
10. Windows opening mechanisms no higher than 48 inches above the floor			
11. Crank mechanism windows (casement windows)			
12. Stairways have tread widths at least 11 inches deep and risers no greater than 7 inches high			
13. Interior wheelchair ramp(s) if there are varying floor heights			

14. Chair lift(s) or elevator			
<b>Lighting and Electrical:</b>			
1. Efficient lighting, preferably LED (light-emitting diode) lighting			
2. Raised outlets at least 18 inches from the floor to the center of the outlet			
3. Lowered light switches/controls no higher than 48 inches above the floor to the center of the switch			
4. Top of breaker box is no higher than 48 inches above the floor			
5. All ramped or flush threshold entrances are well illuminated			
6. Occupancy and/or motion sensors / exterior			
7. Occupancy and/or motion sensors/ interior			
<b>Sellers, please check the appropriate box for each item below</b>	<b>YES</b>	<b>NO</b>	<b>NOT SURE</b>
<b>Smart-home technology and safety devices:</b>			
1. Smart lock(s) and/or doorbell(s)			
2. Doorbell with flashing strobe light and/or loud tone for Hearing Impaired			
3. Webcam surveillance of the exterior and/or of the interior			
4. Smart thermostat(s)			
5. Smart lighting			
6. Smart garage door opener(s)			
7. Smart shades and blinds			
8. Smart or regular carbon monoxide detector(s) on every floor and in the basement, on a wall 5 feet above the floor or on the ceiling, within 10 feet of sleeping areas			
9. Smart or regular smoke and fire detector(s) on every level			
10. Carbon monoxide and smoke/fire detectors with ADA-compliant strobe lights signaling for the Hearing Impaired in a bedroom and frequently occupied rooms			
<b>Kitchen &amp; Breakfast Room:</b>			
1. 5 feet diameter open maneuvering space			
2. 34-inch-high work area with open space underneath for seated activities			
3. Clear floor space of at least 30 x 48 inches in front of all appliances, fixtures and cabinetry			
4. Cabinetry in kitchen that allows a person to work in a seated position			
5. Task lighting under kitchen cabinets			
6. Lever handles on plumbing fixtures			
7. Motion sensors installed for light(s) and/or faucet(s)			
8. Sink with open space underneath for seated activities			
9. Stove-top cabinet with open space underneath for seated activities			
10. Wall mounted oven no higher than 48 inches above the floor (center shelf level with counter)			
11. Cabinets with pull out drawers and easy to grasp handles to open			
12. Kitchen outlets/switches at front of counter (or reachable from seated position)			
13. Pull out shelving and/or garbage bins			
14. Ample kitchen and closet storage or adjustable or pull-down shelving reachable from seated position within 28–48 inches above the floor			
15. Ample full-extension drawers for storage			
<b>Bathroom(s):</b>			
1. First Floor full bath with 5 feet diameter open maneuvering space			
2. Reinforced walls with grab bars at toilet and at tub or shower			
3. Attractive Grab bars in shower/tub			
4. Lever handles on plumbing fixtures for sink and shower/tub			
5. Motion sensors installed for light(s) and faucet(s)			
6. Open space under sink/vanity for seated activity			
7. Large, low-curb or curb-less stall shower (less than 2-inch curb on shower)			

<b>Bedrooms:</b>			
1. First Floor Bedroom with maneuvering 5 feet diameter open space			
2. Closet space with lighting and shelving reachable from seated position within 28–48 inches above the floor			
3. The minimum net clear opening area of at least one window is not less than 5.7 square feet, 44-inch maximum sill height above floor (per International Building Code).			
<b>Laundry Area:</b>			
1. Laundry hook-up on the first floor			
2. Front-loading laundry equipment			
3. Clear floor space of at least 30 x 48 inches in front of all appliances, fixtures, and cabinetry			
<b>Additional accessibility systems</b>			
1. Air cleaning system			
2. Emergency Intercom			
3. Ring video doorbells			

Please note any additional accessibility features and make any other comments pertaining to property accessibility below. Consider features such as smart home technology features, motion detectors, rocker light switches, anti-scald shower and tub valves, easy open windows, non-glare windows, detachable hand-held showerhead on a slide-bar, chair lift or elevator, and other features that make this home accessible for specific needs.

**Additional Accessibility Features and Comments:**

The Sellers represent that the information in this report is true and correct to the best of the Sellers' knowledge and ability as of the date on which the Sellers signed this report.

\_\_\_\_\_  
 Seller's Signature ▲ Print Name Here ►

\_\_\_\_\_  
 Date ▲

\_\_\_\_\_  
 Seller's Signature ▲ Print Name Here ►

\_\_\_\_\_  
 Date ▲

By initialing and dating below, Buyers acknowledge they have received and read a copy of this report.

\_\_\_\_\_  
(Buyer(s)' Initials) ▲ Date

\_\_\_\_\_  
(Buyer(s)' Initials) ▲ Date