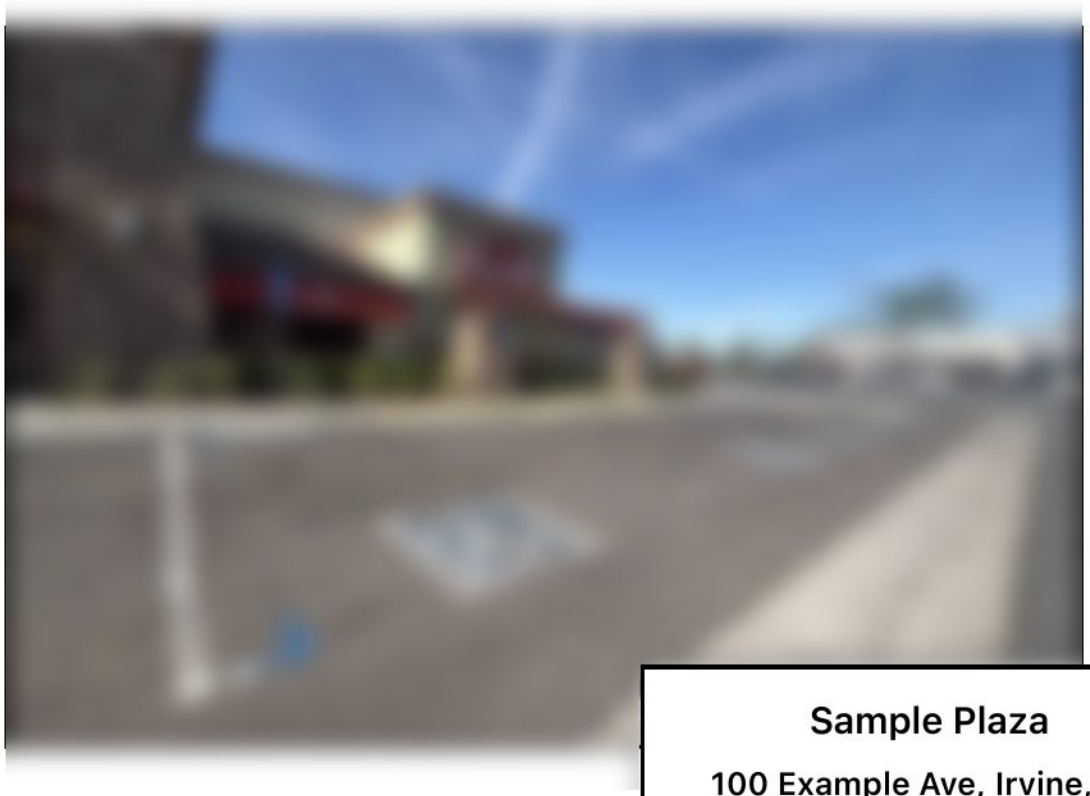
Site Accessibility Evaluation

Americans with Disabilities Act
And
Title 24 Part 2 - California Building Code



Sample Plaza

100 Example Ave, Irvine, CA 92618

CASp Evaluation

Inspection Date: 11/1/2026

Inspector: Test Inspector

Prepared By

Example Access Consulting
www.example.com

Report Date: 11/1/2026

November 1, 2026

Example Property Management
Attn: Property Manager
200 Sample St, Suite 100, Irvine, CA 92618

Re: Sample Plaza located @ 100 Example Ave, Irvine, CA 92618

Dear Property Manager,

Thank you for the opportunity to perform an accessibility evaluation for Sample Plaza located at 100 Example Ave, Irvine, CA 92618. The facility was inspected on November 1, 2026.

Description of the Location

One-story strip retail center with five tenant spaces served by a shared surface parking lot of about 120 stalls, including five accessible stalls, one of them van accessible. The original construction date is unknown. This is sample data.

Applicable Standards

The 2010 ADA Standards for Accessible Design and the 2025 California Building Code (CBC), Chapter 11B, were used as the basis for this evaluation. Any new alteration must comply with the accessibility requirements in effect when the work is permitted.

Areas Reviewed

1. Route from the Public Right of Way to the Building Entrances
2. Route from the Accessible Parking to the Building Entrances
3. Accessible Parking Area
4. Building Entrances
5. Interior Public Spaces
6. Public Restrooms

Elements Not Included in the Inspection

Slip resistance of walking surfaces. Alarm systems and illuminated exit signs are not tested for function or back-up power. Alarm decibels, frequency and strobe intensity are not measured. Braille is not checked for content or dot size and spacing. Color contrast of signage and detectable warnings is not measured. Strength of grab bars, handrails and guards is not tested. Areas restricted to employees only are not included.

Tools Used

1. 25' tape measure
2. 2' digital smart level
3. Door pressure gauge
4. Digital camera

Barrier Removal and Priorities

We recommend that all barriers identified in this evaluation that are readily achievable be removed as soon as possible. Barriers that are not readily achievable today should be addressed through a barrier removal plan, which supports phased removal as each becomes feasible. Barrier removal is a continuing obligation. To qualify as a "qualified defendant" under California Civil Code Section 55.52(a)(8), provide Example Access Consulting with a schedule of completion for the barriers in this report within a reasonable time frame. A time-line form is included at the end of this report.

Each finding is assigned a priority:

- Priority High (1): Should be corrected immediately. Low-cost items, clear code violations or safety hazards.
- Priority Important (2): Should be corrected as soon as possible. Removes barriers for the greatest number of people.
- Priority Moderate (3): Should be corrected as feasible. Higher-cost items with more limited impact on access.
- Priority Low (4): Should be corrected when possible. Technical items with limited functional benefit.

Compliance Assessment

Based on our inspection, corrective work is needed to meet construction-related accessibility standards. 7 barriers were identified. Consequently, this property qualifies as an "Inspected by a CASp" site as defined in California Civil Code Section 55.52.

Report Scope and Limitations

This report identifies construction-related barriers within the inspected areas that people with disabilities may encounter, and reflects our professional opinion of the federal and California accessibility requirements that apply. It is limited to the areas listed above and the conditions on the day of inspection, and does not guarantee that the entire facility complies or that no claim will be filed. Accessibility laws change over time. Final determinations for corrective work are made by the local building department when plans are submitted for a permit. Ongoing maintenance of parking striping, signage, door opening forces and clear floor spaces is essential to keep the site accessible.

Sincerely,

(signature)

Test Inspector, CASp #000
Example Access Consulting

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Parking Lot: General

Finding: 1 - Tow-Away Sign - Missing

Feature: Main vehicle entrance

No tow-away sign is posted at the lot entrances or next to the accessible stalls.

A tow-away sign is required either at each vehicle entrance to the lot or right next to the accessible stalls where every stall can see it. It must be at least 17 x 22 in. with letters 1 in. high minimum, and the reclaim address and phone number must be filled in permanently.

Citation:

2025 CBC 11B Section: 11B-502.8

As Built:

No tow-away sign at either vehicular entrance.

Recommendation:

Install compliant tow-away signs at each vehicular entrance or adjacent to the accessible stalls.

Barrier Priority:

Important (2): Should be corrected as soon as possible. Removes barriers for the greatest number of people.

Notes:

N/A

Parking Lot: Parking Stalls

Finding: 2 - Excessive Slope - Over 2%

Feature: Accessible stall in front of Unit A

The running or cross slope within the accessible stall exceeds 2 percent.

Accessible stalls must be essentially level: slopes may not exceed 1:48 (2.08%) in any direction, and there may be no changes in level or detectable warnings in the stall.

Citation:

2025 CBC 11B Section: 11B-502.4
2010 ADAS Section: 502.4

Measurement:

Stall and aisle slope, any direction: 3.4% (1:29.41) measured. Required: CBC 11B 2.08% (1:48.08) max (11B-502.4); ADA 2.08% (1:48.08) max (502.4). Result: Fails CBC 11B and ADA.

As Built:

Cross slope of the stall measured 3.4%.

Recommendation:

Regrade or relocate the accessible stall to an area with slopes of 2% or less.

Barrier Priority:

Important (2): Should be corrected as soon as possible. Removes barriers for the greatest number of people.

Notes:

N/A

Finding: 2 (Continued)

(signature)

Finding: 2 Additional Finding Photos

(signature)

(signature)

(signature)

Parking Lot: Parking Stalls

Finding: 3 - Markings - Blue Border - Missing One Side

Feature: Standard stall near Unit D

The accessible stall is not outlined in blue on all sides, or the ISA is not white on blue.

Each accessible stall must be marked one of two ways: a white ISA on a blue background, or the stall outlined (or fully painted) in blue with a contrasting ISA. The ISA is at least 36 x 36 in.

Citation:

2025 CBC 11B Section: 11B-502.6.4
2025 CBC 11B Section: 11B-502.6.4.2

As Built:

Blue outline missing on the curb side.

Recommendation:

Paint the blue outline on all sides of the stall for its full length.

Barrier Priority:

Moderate (3): Should be corrected as feasible. Higher-cost items with more limited impact on access.

Notes:

N/A

Parking Lot: Access Aisles

Finding: 4 - Width - Less than 5 Feet

Feature: Van stall near Unit B

The access aisle is narrower than 60 inches measured centerline to centerline.

Aisles serving accessible car and van stalls must be at least 60 in. (5 ft) wide.

Citation:

2025 CBC 11B Section: 11B-502.3.1
2010 ADAS Section: 502.3.1

Measurement:

Access aisle width: 52" measured. Required: CBC 11B 60" min (11B-502.3.1); ADA 60" min (502.3.1). Result: Fails CBC 11B and ADA.

As Built:

Access aisle measures 52 inches wide.

Recommendation:

Restripe the access aisle to a minimum 60 in. width.

Barrier Priority:

Important (2): Should be corrected as soon as possible. Removes barriers for the greatest number of people.

Notes:

N/A

Parking Lot: Access Aisles

Finding: 5 - Width - Less than 5 Feet

Feature: GENERAL NOTE

The access aisle is narrower than 60 inches measured centerline to centerline.

Aisles serving accessible car and van stalls must be at least 60 in. (5 ft) wide.

Citation:

2025 CBC 11B Section: 11B-502.3.1
2010 ADAS Section: 502.3.1

Measurement:

Access aisle width: 40" measured. Required: CBC 11B 60" min (11B-502.3.1); ADA 60" min (502.3.1). Result: Fails CBC 11B and ADA.

As Built:

See photos.

Recommendation:

Restripe the access aisle to a minimum 60 in. width.

Barrier Priority:

Important (2): Should be corrected as soon as possible. Removes barriers for the greatest number of people.

Notes:

N/A

Entrance: Doors

Finding: 6 - Threshold - Greater than 1/2"

Feature: Unit C entrance door

The threshold at the entrance is higher than 1/2 inch.

Thresholds may be 1/2 in. high maximum; the portion over 1/4 in. must be beveled no steeper than 1:2.

Citation:

2025 CBC 11B Section: 11B-404.2.5
2010 ADAS Section: 404.2.5

Measurement:

Threshold height: 0.75" measured. Required: CBC 11B 0.5" max (11B-404.2.5); ADA 0.5" max (404.2.5). Result: Fails CBC 11B and ADA.

As Built:

Threshold measured 3/4 inch high without bevel.

Recommendation:

Replace with a 1/2 in. max beveled threshold.

Barrier Priority:

High (1): Should be corrected immediately. Low-cost items, clear code violations or safety hazards.

Notes:

N/A

Entrance: Doors

Finding: 7 - Exterior Door - Opening Force Over 5 Pounds

Feature: Unit A entrance door

The exterior entrance door needs more than 5 pounds of force to open.

Exterior hinged doors may need no more than 5 lbf to push or pull open (8.5 lbf where a powered leaf serves the same location). Latch retraction force is not included.

Citation:

2025 CBC 11B Section: 11B-404.2.9

Measurement:

Opening force, exterior door: 8 lbf measured. Required: CBC 11B 5 lbf max (11B-404.2.9); ADA Not listed. Result: Does not comply (CBC 11B).

As Built:

Opening force measured 8 lbf.

Recommendation:

Adjust the closer or install a power-assisted operator.

Barrier Priority:

High (1): Should be corrected immediately. Low-cost items, clear code violations or safety hazards.

Notes:

N/A

NOTICE TO PRIVATE PROPERTY OWNER/TENANT:

YOU ARE ADVISED TO KEEP IN YOUR RECORDS ANY WRITTEN INSPECTION REPORT AND ANY OTHER DOCUMENTATION CONCERNING YOUR PROPERTY SITE THAT IS GIVEN TO YOU BY A CERTIFIED ACCESS SPECIALIST. IF YOU BECOME A DEFENDANT IN A LAWSUIT THAT INCLUDES A CLAIM CONCERNING A SITE INSPECTED BY A CERTIFIED ACCESS SPECIALIST, YOU MAY BE ENTITLED TO A STAY (TEMPORARY STOPPAGE) OF THE CLAIM AND AN EARLY EVALUATION CONFERENCE. IN ORDER TO REQUEST THE STAY AND EARLY EVALUATION CONFERENCE, YOU WILL NEED TO VERIFY THAT A CERTIFIED ACCESS SPECIALIST HAS INSPECTED THE SITE THAT IS THE SUBJECT OF THE CLAIM. YOU WILL ALSO BE REQUIRED TO PROVIDE THE COURT AND THE PLAINTIFF WITH THE COPY OF A WRITTEN INSPECTION REPORT BY THE CERTIFIED ACCESS SPECIALIST, AS SET FORTH IN CIVIL CODE SECTION 55.54. THE APPLICATION FORM AND INFORMATION ON HOW TO REQUEST A STAY AND EARLY EVALUATION CONFERENCE MAY BE OBTAINED AT http://www.courtinfo.ca.gov/selfhelp. YOU ARE ENTITLED TO REQUEST, FROM A CERTIFIED ACCESS SPECIALIST WHO HAS CONDUCTED AN INSPECTION OF YOUR PROPERTY, A WRITTEN INSPECTION REPORT AND OTHER DOCUMENTATION AS SET FORTH IN CIVIL CODE SECTION 55.53. YOU ARE ALSO ENTITLED TO REQUEST THE ISSUANCE OF A DISABILITY ACCESS INSPECTION CERTIFICATE, WHICH YOU MAY POST ON YOUR PROPERTY.

This report has been issued in compliance with California Civil Code Section 55.53 and does NOT comply with all applicable construction-related accessibility standards. An "Inspected by a CASp" classification has been determined as defined in California Civil Code Section 55.52. A reasonable time frame for completing the items in this report will be determined by the property owner, tenant, or both, and provided to Example Access Consulting to be incorporated into an updated document.

Prepared by: Test Inspector, CASp #000

Disability Access Inspection Certificate #: Pending Time-Line

This document is valid only if wet signed by the preparer

(signature)

_____ Date: November 1, 2026

Test Inspector, CASp #000

Tax Incentives for Barrier Removal

Two federal tax incentives can help businesses pay for accessibility improvements:

Disabled Access Credit (Internal Revenue Code Section 44)

Eligible small businesses (30 or fewer full-time employees, or $1 million or less in gross receipts in the prior year) may take a tax credit of 50% of eligible access expenditures between $250 and $10,250 in a year, for a maximum credit of $5,000 per year. Eligible costs include removing barriers, providing accessible formats and modifying equipment.

Barrier Removal Deduction (Internal Revenue Code Section 190)

Businesses of any size may deduct up to $15,000 per year of qualified expenses for removing architectural and transportation barriers in existing facilities. Small businesses may use both incentives in the same year when the expenses qualify.

This summary is general information, not tax advice. Consult a tax professional and IRS Form 8826 for current rules.

Common Questions: Readily Achievable Barrier Removal

What does "readily achievable" mean?

Easily accomplishable and able to be carried out without much difficulty or expense. Businesses open to the public must remove barriers in existing buildings when doing so is readily achievable, even if no alteration is planned.

Is an older building "grandfathered"?

No. A local building code may not require upgrades until a permit is pulled, but the ADA has no grandfather clause: a place of public accommodation must remove readily achievable barriers now.

Who is responsible: the owner or the tenant?

Both. Any private entity that owns, leases, leases to, or operates a place of public accommodation shares the obligation. Who pays can be allocated in the lease.

Which businesses are covered?

Places of public accommodation, such as stores, restaurants, hotels, offices of doctors and lawyers, gyms, schools and theaters. A facility not open to the public (a warehouse, for example) does not have to remove barriers, but alterations to it must comply with the standards.

How is "readily achievable" decided?

Case by case: the nature and cost of the work, the financial resources of the site and any parent company, the number of employees, and the effect on operations and safety.

What should be fixed first?

DOJ recommends this order: 1) access from public sidewalks, parking and transit into the building; 2) access to the areas where goods and services are provided; 3) access to restrooms; 4) any other measures. The order is a recommendation, not a requirement.

What if a barrier cannot be removed now?

Provide the goods or services another way where readily achievable (curbside service, bringing items to the customer, a call button), and plan to remove the barrier later. Barrier removal is a continuing obligation.

Is there tax help?

Yes. See the Tax Incentives page: the Disabled Access Credit (IRC Section 44) for small businesses and the Barrier Removal Deduction (IRC Section 190) for businesses of any size.

Summarized from U.S. Department of Justice ADA Title III guidance. Not legal advice.

Estimated Time-Line for Barrier Removal

For each finding, enter a planned completion date or "Corrected on MM/DD/YYYY", then return these pages to Example Access Consulting.

Parking Lot: General **Est. Remediation Date**

Finding 1 Tow-Away Sign - Missing (Main vehicle entrance)

_____/_____/_____

Parking Lot: Parking Stalls **Est. Remediation Date**

Finding 2 Excessive Slope - Over 2% (Accessible stall in front of Unit A)

_____/_____/_____

Finding 3 Markings - Blue Border - Missing One Side (Standard stall near Unit D)

_____/_____/_____

Parking Lot: Access Aisles **Est. Remediation Date**

Finding 4 Width - Less than 5 Feet (Van stall near Unit B)

_____/_____/_____

Finding 5 Width - Less than 5 Feet

_____/_____/_____

Entrance: Doors **Est. Remediation Date**

Finding 6 Threshold - Greater than 1/2" (Unit C entrance door)

_____/_____/_____

Finding 7 Exterior Door - Opening Force Over 5 Pounds (Unit A entrance door)

_____/_____/_____

Owner / Tenant signature: _____ Date: _____