

Facility ID #		03-0119-00		Address		325 Parkside Drive				
ACR #		398		City		Colorado Springs				
Real Estate ID #		2056		State		CO				
Sq FT		78925		Surveyed		8/8/2008				
Facility Type		Rehab Hospital		Negotiated						
Item #	Year Built	Floor	Area of Condition	Condition	TC	ADAAG	Recommendation	Photo	Estimated Cost	Comments
001	1990	1	East Lot, South Side	Ramps protrude 6' into access aisle, creating a slope greater than 2%.		4.6.3	Remove ramps from aisle and level surface, per 4.6.3. Form an ADA compliant ramp into walkway to provide access to the buildings entry. Ramp slopes shall be 8.3% and space slope shall be 2%, or less.	001 002 003		
002	1990	1	East Lot, South Side	The ramps at spaces have side flares ranging from 14.3% to 18.3%. Ramps are on accessible routes from spaces to entry and do not have upper landings.		4.7.5	Reconfigure ramps to provide slopes of 8.3% or less in all directions. Suggest lowering walkway to parking lot level and provide ramps leading up toward other spaces and the main entry.	001 002 003 004		
003	1990	1	East Lot, South Side	The center accessible space has a cross slope of 2.3%.	002	4.6.3	Grade area to 2%, or relocate spaces to a level area that is on an accessible route to the entry.	002 004		
004	1990	1	East Lot, South Side	All the designated accessible spaces do not have signage.		4.6.4	Provide signage at all accessible spaces, per 4.6.4.	001 002 003 005		
005	1990	1	East Lot, North Side	The right accessible space has a cross slope of 2.3%.	002	4.6.3	Grade area to 2%, or relocate spaces to a level area that is on an accessible route to the entry. Suggest relocating spaces in upper lot to right of Four Seasons Wellness ramp.	006 007 010		
006	1990	1	East Lot, North Side	The left two accessible spaces have cross slopes ranging from 3% to 3.5% from right to left.		4.6.3	Grade area to 2%, or relocate spaces to a level area that is on an accessible route to the entry. Suggest relocating spaces in upper lot to right of Four Seasons Wellness ramp.	006 008 009 010		
007	1990	1	East Lot, North Side	The two accessible spaces near the entry have cross slopes ranging from 6.8% to 7.4% from right to left.		4.6.3	Grade area to 2%, or relocate spaces to a level area that is on an accessible route to the entry. Suggest relocating spaces in upper lot to right of Four Seasons Wellness ramp.	011 012 013 010		
008	1990	1	East Lot, North Side	The ramps at spaces have side flares ranging from 16.2% to 20.9%. Ramps are on accessible routes from spaces to entry and do not have upper landings.		4.7.5	Reconfigure ramps to provide slopes of 8.3% or less in all directions. Suggest lowering walkway to parking lot level and provide ramps leading up toward other spaces and the main entry.	008 012		
009	1990	1	East Lot, North Side	The ramp at the two spaces near the entry has a cross slope of 5.8% along it's run.		4.3.7	Modify ramp to provide a cross slope of 2% or less.	012		
010	1990	1	East Lot, North Side	All the designated accessible spaces do not have signage.		4.6.4	Provide signage at all accessible spaces, per 4.6.4.	008 012		
011	1990	1	East Lot, North Side	Ramp leading to leased area has handrails, but they are not continuous.		4.8.5 (1)	Modify or replace handrails to provide a continuous surface.	014		
012	1990	1	Ramp from East Lot, North Side down to Main Entry	The lower 30' of the walkway has a rise exceeding 6" at a slope of 7.7% but no handrails.		4.8.5	Provide handrails on both sides of ramp, per 4.8.5.	015 016		

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013	1990	1	Ramp from East Lot, North Side down to Main Entry	The lower landing has a slope of 5.7% and is not level.		4.8.4	Reconfigure ramp and landing to create a level surface, per 4.8.4.	017		
014	1990	1	Lobby	Lobby counter is 38 1/2" to top.		7.2	Reconfigure to provide a height of 36" AFF or provide flip counter, per 7.2.	018		
015	1990	1	Lobby	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
016	1990	1	Left Unisex Lobby Restroom	Lower sign is 51" to center from floor.		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	019 020		
017	1990	1	Left Unisex Lobby Restroom	Upper sign does not have braille.		4.30.4	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	019 020		
018	1990	1	Left Unisex Lobby Restroom	Toilet is 21 1/2" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall.	021		
019	1990	1	Left Unisex Lobby Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
020	1990	1	Right Unisex Lobby Restroom	Lower sign is 51" to center from floor.		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	019		
021	1990	1	Right Unisex Lobby Restroom	Upper sign does not have braille.		4.30.4	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	019		
022	1990	1	Right Unisex Lobby Restroom	Toilet is 21 1/2" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall.	See Photo 021		
023	1990	1	Right Unisex Lobby Restroom	Lavatory hot water and drain pipes are exposed.		4.19.4	Provide pipe insulation on hot water pipe and drain pipe.	022		
024	1990	1	Right Unisex Lobby Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		

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025	1990	1	Hallways	Haz. Material Racks protrude 6 1/2" from wall at a height of 37" AFF.		4.4.1	Replace racks, or relocate, per 4.4.1.	023		
026	1990	1	Men's OT Gym Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	024		
027	1990	1	Men's OT Gym Restroom	Door pressure is 12lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	024		
028	1990	1	Men's OT Gym Restroom	Pull side of door only has 2" clear floor space on latch side, which is 16" less than the required 18".		4.13.6	Move linen cart from doorway.	025		
029	1990	1	Men's OT Gym Restroom	Toilet is 18 3/4" from side wall to center of bowl.	005	4.16.2	Relocate the toilet to a point of 18" from side wall.	026		
030	1990	1	Men's OT Gym Restroom	Coat hook is at a height of 63" AFF.		4.2.5 4.2.6	Install such that chain control is not higher than 48 inches above finished floor for forward reach and not higher than 54 inches above finished floor for side reach.	027		
031	1990	1	Men's OT Gym Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
032	1990	1	Women's OT Gym Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	028		
033	1990	1	Women's OT Gym Restroom	Door pressure is 12lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	028		
034	1990	1	Women's OT Gym Restroom	Pull side of door only has 2" clear floor space on latch side, which is 16" less than the required 18".		4.13.6	Move linen cart from doorway.	029		
035	1990	1	Women's OT Gym Restroom	Toilet is 18 3/4" from side wall to center of bowl.	005	4.16.2	Relocate the toilet to a point of 18" from side wall.	030		
036	1990	1	Women's OT Gym Restroom	Coat hook is at a height of 63" AFF.		4.2.5 4.2.6	Install such that chain control is not higher than 48 inches above finished floor for forward reach and not higher than 54 inches above finished floor for side reach.	031		

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037	1990	1	Women's OT Gym Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
038	1990	1	Pool Area	The edge of the reflecting pool does not have detectable warnings.		4.29.6	Provide detectable warnings along pool edge, per 4.29.6	032		
039	1990	1	Men's X-Ray Restroom	Door pressure is 12lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	033		
040	1990	1	Men's X-Ray Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	033		
041	1990	1	Men's X-Ray Restroom	Pull side of door only has 14 1/2" clear floor space on latch side, which is 3 1/2" less than the required 18". Alcove where door is located is 20" in depth.		4.13.6	Possible load bearing wall or support colum on pullsides of door. Suggest power opener.	033 034		
042	1990	1	Men's X-Ray Restroom	Existing stall is 41 1/2" wide with 37 3/4" clear floor space in front of pull side of door.		4.17.3	There is not enough floor space to provide an ADA compliant stall without relocating urinal, sink and partial walls. Suggest removing partitions and making restroom single use with a locking entry door. A 36" bar shall be installed behind toilet once partitions are removed.	035 036		
043	1990	1	Men's X-Ray Restroom	Toilet is 19 1/2" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall.	036		
044	1990	1	Men's X-Ray Restroom	Coat hook is at a height of 64" AFF.		4.2.5 4.2.6	Install such that chain control is not higher then 48 inches above finished floor for forward reach and not higher than 54 inches above finished floor for side reach.	042		
045	1990	1	Men's X-Ray Restroom	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	036		
046	1990	1	Men's X-Ray Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
047	1990	1	Women's X-Ray Restroom	Door pressure is 12lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	037		
048	1990	1	Women's X-Ray Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	037		

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049	1990	1	Women's X-Ray Restroom	Pull side of door only has 14 1/2" clear floor space on latch side, which is 3 1/2" less than the required 18". Alcove where door is located is 20" in depth.		4.13.6	Possible load bearing wall or support column on pullside of door. Suggest power opener.	037 038		
050	1990	1	Women's X-Ray Restroom	Existing stall is 42" wide with 37 3/4" clear floor space in front of pull side of door.		4.17.3	There is not enough floor space to provide an ADA compliant stall without removing 1 toilet stall. Suggest removing partitions and restroom single use if plumbing codes allow. If not, make this room non accessible unisex with a lock and make men's accessible unisex.	039 040		
051	1990	1	Women's X-Ray Restroom	Toilet is 20" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall.	040		
052	1990	1	Women's X-Ray Restroom	Coat hook is at a height of 64" AFF.		4.2.5 4.2.6	Install such that chain control is not higher than 48 inches above finished floor for forward reach and not higher than 54 inches above finished floor for side reach.	043		
053	1990	1	Women's X-Ray Restroom	Lavatory hot water and drain pipes are exposed.		4.19.4	Provide pipe insulation on hot water pipe and drain pipe.	041		
054	1990	1	Women's X-Ray Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
055	1990	1	Dining and Therapy Areas	No visual strobe in areas.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
056	1990	1	Elevator	The call button is at 44" to the center.		4.10.3	Relocate the button to a height of 42" to center, per 4.10.3.	044		
057	1990	1	Elevator	The emergency phone door does not have a pull handle.		4.10.14	Provide pull handle, per 4.27.	045		
058	1990	2	Room 208 - Isolation	Flush valve at a height of 50" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	046		
059	1990	2	Room 208 - Isolation	Grab bar on the side of the toilet is 24" in length.		4.16.4	Insufficient wall space to install the required 42". Do not alter the existing condition.	046		
060	1990	2	Room 208 - Isolation	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	046		

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061	1990	2	Room 208 - Isolation	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	047		
062	1990	2	Room 208 - Isolation	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	048		
063	1990	2	Room 205 - Semi-Private	Flush valve at a height of 51" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	049		
064	1990	2	Room 205 - Semi-Private	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	049		
065	1990	2	Room 205 - Semi-Private	Grab bar on the side of the toilet is 24" in length.		4.16.4	Insufficient wall space to install the required 42". Do not alter the existing condition.	049		
066	1990	2	Room 205 - Semi-Private	Toilet is 19" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	049		
067	1990	2	Room 205 - Semi-Private	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	050		
068	1990	2	Room 205 - Semi-Private	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	051		
069	1990	2	Room 205 - Semi-Private	Hand sanitizer protrudes 5 1/2" from wall.		4.4.1	Replace sanitizer or relocate, per 4.4.1.	052		
070	1990	2	Room 204 - Semi-Private	Flush valve at a height of 51" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	053		
071	1990	2	Room 204 - Semi-Private	Grab bar on the side of the toilet is 24" in length.		4.16.4	Insufficient wall space to install the required 42". Do not alter the existing condition.	053		
072	1990	2	Room 204 - Semi-Private	Toilet is 19" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	053		

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073	1990	2	Room 204 - Semi-Private	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	054		
074	1990	2	Room 204 - Semi-Private	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	055		
075	1990	2	Room 204 - Semi-Private	Hand sanitizer protrudes 5 1/2" from wall.		4.4.1	Replace sanitizer or relocate, per 4.4.1.	056		
076	1990	2	Room 206 - Semi-Private	Flush valve at a height of 51" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	057		
077	1990	2	Room 206 - Semi-Private	Grab bar on the side of the toilet is 24" in length.		4.16.4	Insufficient wall space to install the required 42". Do not alter the existing condition.	057		
078	1990	2	Room 206 - Semi-Private	Toilet is 19" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	057		
079	1990	2	Room 206 - Semi-Private	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	058		
080	1990	2	Room 206 - Semi-Private	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	059		
081	1990	2	Room 206 - Semi-Private	Hand sanitizer protrudes 5 1/2" from wall.		4.4.1	Replace sanitizer or relocate, per 4.4.1.	See Photo 056		
082	1990	2	Sleep Lab	Flush valve at a height of 50" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	060		
083	1990	2	Sleep Lab	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	060		
084	1990	2	Sleep Lab	Toilet is 20" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	060		



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085	1990	2	Sleep Lab	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	061		
086	1990	2	Sleep Lab	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	062		
087	1990	2	Room 237 - Semi-Private	Flush valve at a height of 50" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	063		
088	1990	2	Room 237 - Semi-Private	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	063		
089	1990	2	Room 237 - Semi-Private	Toilet is 20" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	063		
090	1990	2	Room 237 - Semi-Private	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	064		
091	1990	2	Room 237 - Semi-Private	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	065		
092	1990	2	Room 225 - Semi-Private	Flush valve at a height of 51" AFF.		4.16.5	Relocate valve to a height of 44", or provide auto flush device.	066		
093	1990	2	Room 225 - Semi-Private	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	066		
094	1990	2	Room 225 - Semi-Private	Grab bar on the side of the toilet is 24" in length.		4.16.4	Insufficient wall space to install the required 42". Do not alter the existing condition.	066		
095	1990	2	Room 225 - Semi-Private	Toilet is 20 1/2" side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	066		
096	1990	2	Room 225 - Semi-Private	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	067		

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097	1990	2	Room 225 - Semi-Private	The 30" x 60" shower does not have a grab bar on all three walls.		4.21.4	Install a grab bar on side wall, per ADAAG section 4.21.4, figure 37 (b)	068		
098	1990	2	Room 225 - Semi-Private	Hand sanitizer protrudes 5 1/2" from wall.		4.4.1	Replace sanitizer or relocate, per 4.4.1.	See Photo 056		
099	1990	2	Women's Restroom Near Room 200	Door pressure is 15lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	069		
100	1990	2	Women's Restroom Near Room 200	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	069		
101	1990	2	Women's Restroom Near Room 200	Pull side of door only has 16 1/2" clear floor space on latch side, which is 1 1/2" less than the required 18". Alcove where door is located is 20" in depth.		4.13.6	Possible load bearing wall or support colum on pullsides of door. Suggest power opener.	069 070		
102	1990	2	Women's Restroom Near Room 200	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	N/A		
103	1990	2	Women's Restroom Near Room 200	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	071		
104	1990	2	Women's Restroom Near Room 200	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
105	1990	2	Men's Restroom Near Room 200	Door pressure is 12lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	072		
106	1990	2	Men's Restroom Near Room 200	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	072		
107	1990	2	Men's Restroom Near Room 200	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	073		
108	1990	2	Men's Restroom Near Room 200	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	073		

<b>Facility ID #</b>	03-0119-00			<b>Address</b>	325 Parkside Drive					
<b>ACR #</b>	398			<b>City</b>	Colorado Springs					
<b>Real Estate ID #</b>	2056			<b>State</b>	CO					
<b>Sq FT</b>	78925			<b>Surveyed</b>	8/8/2008					
<b>Facility Type</b>	Rehab Hospital			<b>Negotiated</b>						
<b>Item #</b>	<b>Year Built</b>	<b>Floor</b>	<b>Area of Condition</b>	<b>Condition</b>	<b>TC</b>	<b>ADAAG</b>	<b>Recommendation</b>	<b>Photo</b>	<b>Estimated Cost</b>	<b>Comments</b>
109	1990	2	Men's Restroom Near Room 200	Mirror at 40 1/2" AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	074		
110	1990	2	Men's Restroom Near Room 200	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
111	1990	2	Gym Restroom- Left Unisex	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	075		
112	1990	2	Gym Restroom- Left Unisex	Door pressure is 18lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	075		
113	1990	2	Gym Restroom- Left Unisex	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	076		
114	1990	2	Gym Restroom- Left Unisex	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	076		
115	1990	2	Gym Restroom- Left Unisex	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
116	1990	2	Gym Restroom- Right Unisex	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	075		
117	1990	2	Gym Restroom- Right Unisex	Door pressure is 18lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	075		
118	1990	2	Gym Restroom- Right Unisex	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	N/A		
119	1990	2	Gym Restroom- Right Unisex	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
120	1990	2	South Wing- Women's Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	077		

Facility ID #		03-0119-00		Address		325 Parkside Drive				
ACR #		398		City		Colorado Springs				
Real Estate ID #		2056		State		CO				
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Facility Type		Rehab Hospital		Negotiated						
Item #	Year Built	Floor	Area of Condition	Condition	TC	ADAAG	Recommendation	Photo	Estimated Cost	Comments
121	1990	2	South Wing-Women's Restroom	Door pressure is 15lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	077		
122	1990	2	South Wing-Women's Restroom	Mirror at 40 1/2"AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	078		
123	1990	2	South Wing-Women's Restroom	Toilet is 20 1/2" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	079		
124	1990	2	South Wing-Women's Restroom	Flush valve not on wide or sink side.		4.16.5	Reconfigure valve to wide side, or provide auto flush device.	079		
125	1990	2	South Wing-Women's Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
126	1990	2	South Wing-Men's Restroom	Lower sign is 51" to center from floor and does not have braille		4.30.6	Provide a single ADA compliant sign with braille at a height of 60" to the center on the latch side of the door.	080		
127	1990	2	South Wing-Men's Restroom	Door pressure is 15lbf.		4.13.10	Adjust closer to 5lbf or less. (check with local administrative authority for proper door pressure on fire doors)	080		
128	1990	2	South Wing-Men's Restroom	Pull side of door only has 5" clear floor space on latch side, which is 13" less than the required 18". Alcove where door is located is 20" in depth.		4.13.6	Possible load bearing wall or support colum on pullsides of door. Suggest power opener.	080 081		
129	1990	2	South Wing-Men's Restroom	Mirror at 40 1/2"AFF to bottom of reflective edge.	009	4.19.6	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6.	082		
130	1990	2	South Wing-Men's Restroom	Toilet is 21" from side wall to center of bowl.		4.16.2	Relocate the toilet to a point of 18" from side wall, or build wall out and secure a side grab bar.	083		
131	1990	2	South Wing-Men's Restroom	No visual strobe in common area restroom.		4.28.1	Provide a visual strobe, per 4.28.1.	N/A		
132	1990	2	Hallways	Signs do not have braille.		4.30.4	Provide braille signage, per 4.30.	084 085 086		