

REALTOR® guide to completing the Sellers' Accessibility Features Report

The key to maintaining independence is the ability to perform everyday living activities. At some point in our lives, we are all challenged with some loss of independence in the tasks we do every day at home and find it is necessary to change or adapt the way we perform activities.

The Sellers' Accessibility Features Report is intended to be a checklist for sellers to complete and not an all-inclusive list of accessibility features in a home. The idea is to encourage sellers provide as much information as they comfortably can. In turn this will be helpful for those seeking homes to accommodate a person using a wheelchair or a walker or persons with other disabilities.

Here are some additional property features that sellers may comment on when filling out the Sellers' Accessibility Features Report:

- If grab bars are currently unavailable, are the walls reinforced for the installation of grab bars?
- Does the home have smart-home technology and devices such as smart locks, doorbells, thermostats, lighting, garage door openers and shades and blinds?
- Are motion sensors installed for lights or faucets?
- Are light and other switches rocker-type switches or illuminated type?
- Is there an anti-scald valve installed for the hot water line?
- Are there other features that make this home accessible for specific needs?
- Is there a doorbell installed that can be heard throughout the first floor?
- Can the windows be easily opened, and how are they opened, ie? Crank?
- Are the windows or skylights non-glare?
- Does the shower have a detachable hand-held showerhead?
- Make sure to circle whether a hallway or entrance is 36" or 42" minimum. This will let buyers know if there is room enough maneuvering room to turn around in a given space.
- Is there a chair lift or elevator in the home?
- If there is more than one accessible entrance, it is important to note this for emergency egress.
- If the maneuvering space is less than the five feet necessary to turn around with a wheelchair, please note the diameter in feet that is available.