

ARCHITECT

ED STAVNEAK ARCHITECTURE

While the CASp Survey provides the best avenue to avoid ADA lawsuits, it does require a financial commitment by the owner or tenant to make ALL of the corrections noted in the CASp Report. While it's true that corrections can be scheduled in the future, the fact still remains that owners and tenants must commit to make ALL of the corrections.

Because some owners and tenants do not wish to make a financial commitment that can sometimes result in thousands of dollars of expenditures, I also offer my clients an ADA Survey. The difference between the two is shown below:

CASp Survey

Owner makes commitment to make repairs
Field survey is for ADA & CA Codes
Field survey is required
Provides owner with additional legal rights
Provides owner with CASp Window Certificate
Provides pictures
Provides specific code violations
Provides approx. cost of ADA improvements
Provides suggested mitigation measures

Includes excerpts from the ADA and diagrams
Provides info as to how to avoid future lawsuits
Provides background on the ADA & CASp
Commonly used by attorneys in court
Cost as dependant on facility

ADA Survey

No commitment by owner is required
Field survey is for ADA & CA Codes
Field survey is required
No additional legal rights
No window certificate
Provides checklist with specific code violations only

Provides no ADA excerpts or diagrams
Provides no info as to how to avoid lawsuits
Provides no background
Not commonly used by attorneys in court
Cost about 20 - 30% less than a CASp Report

In summary, the CASp Survey is currently considered the "Gold Standard" as it is frequently used by owners, tenants and attorneys to resolve issues related to the ADA, but it does require a financial commitment from the property owner to make corrections as noted in the report. If however, the owner does not wish to make a financial commitment, then the ADA Survey would be appropriate as it would at least provide the owner or tenant with a checklist showing their potential liabilities with respect to the ADA which in many cases can be a "wake-up call" as many owners and tenants believe they are 100 % compliant with the requirements of the ADA.

For more information on the difference between the two types of surveys, please do not hesitate to contact me at the phone number or e-mail address listed below.