



**SOUTH DAKOTA STATE
UNIVERSITY EXTENSION**

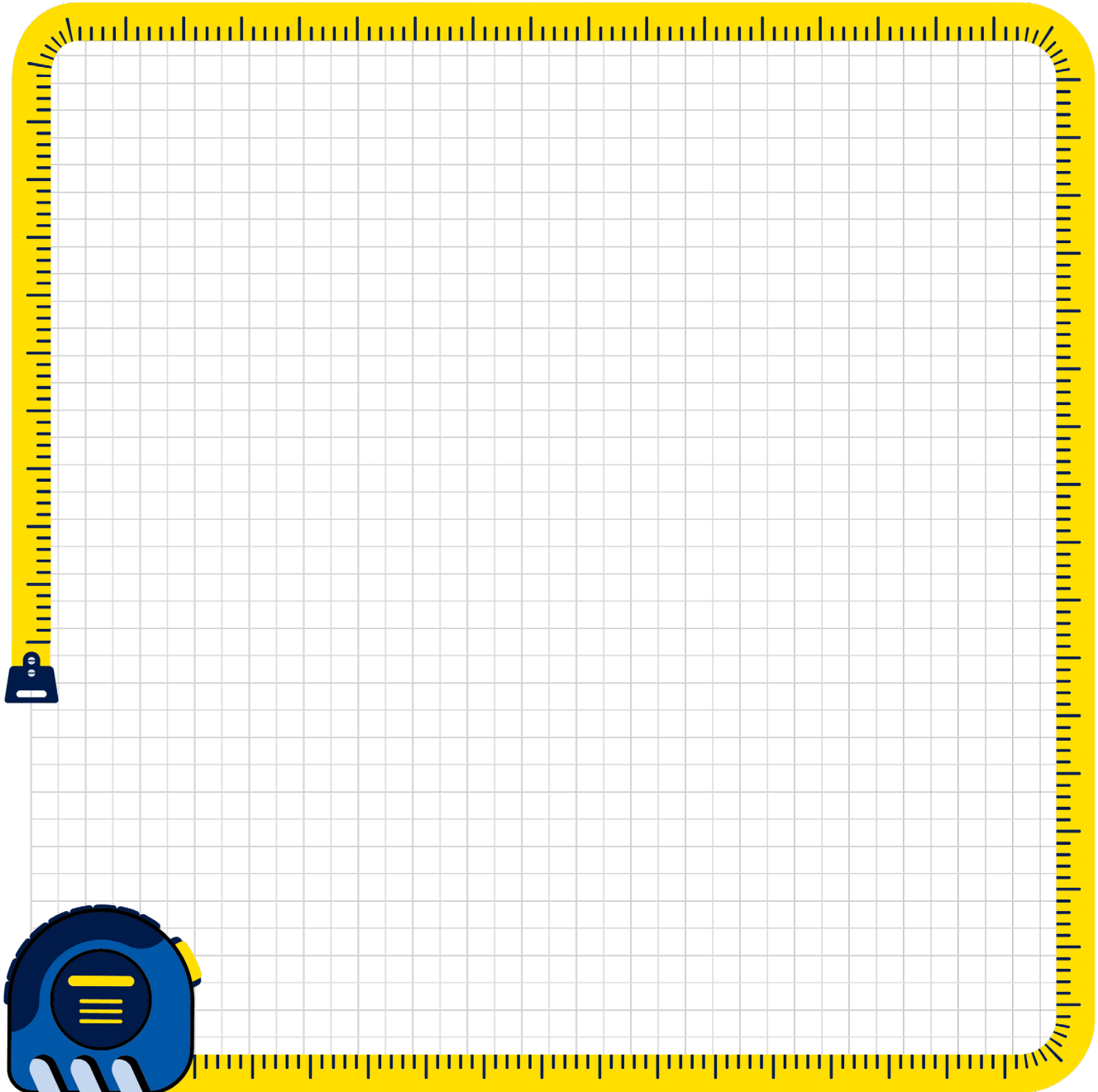
Home Modification Guide for Buyers and Real Estate Agents

Instructions: Grab a tape measure and use this guide to discover if a dwelling is a good candidate for home modification for someone with disabilities. This guide includes things to measure, and space to draw a diagram of the entrance. Please be aware you will need to consult a building professional to determine the feasibility of any renovations you intend to make. For more information on what to look for, please see the Home Modification Planning Guide at extension.sdstate.edu/home-modification-planning-guide.

Features to Measure	Dimensions and Notes
Height of front entrance above grade (ground)	
Size of clear space available at the front entrance (exterior)	
Width of the front door entrance	
Height of threshold between porch/patio and front entrance to the home	
Height of garage door entrance above grade (ground)	
Size of clear space available in garage for a ramp or lift, as well as entering/exiting a vehicle	
Width of garage door entrance	
Height of threshold in the garage door entrance to the home	
Is there an entry-level bedroom?	Yes or No?
Width of entry-level bedroom doors	
Width of entry-level bathroom door	
Is there a 5-foot circle of clear space in the entry-level bathroom?	Yes or No?
Width of stairs to the upper level	
Width of stairs to the lower level	
Width of main floor hallways	

You can use this page to sketch the entrance of the dwelling. It's important to capture the approximate size and shape of the space and document anything else, such as landscaping or built-in cabinets, that will affect your ability to construct a lift or a ramp. It can be the front door or garage. The key is that the entrance must give you access to a bathroom* and a bedroom. You must consult an assistive technology specialist and building professional to learn your options when the property has entry-level stairs.

**Please note the bathroom must have space for a wheelchair user to turn around and use the commode, sink, and bathtub/shower.*



Property location/address: _____

Thank you to the members of the [Voices for Home Modification of the Dakotas Project](#) who gave their feedback in the development of this guide.

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