

DEMO ONLY · FICTIONAL CASE · NOT A REAL CLIENT

DRAFT · PENDING PROFESSIONAL REVIEW & SIGNOFF

Contractor Bid Packet

Case NS-2026-001 (demo) · July 17, 2026

1 Cover & case summary

Case	Case NS-2026-001 (demo)
Prepared by	Jordan Avery, OTR/L, home modification assessment
Date prepared	July 17, 2026
Purpose	Document home accessibility barriers and recommended modifications for contractor scoping and funding documentation. (Fictional demo case. Not a real client.)
Areas assessed	Entrance / Threshold · Hallway / Doorway · Bathroom
Family/caregiver contact	[Family / caregiver contact placeholder]
Professional contact	[Professional contact placeholder]
Funding path noted at intake	Medicaid waiver

How this packet was created. NoStep drafted this packet from intake provided by the family and the assessing professional: labeled photos, source-tagged measurements, and a functional profile. Every section is editable. NoStep is a documentation assistant; the professional remains responsible for all clinical recommendations, construction scope approval, and final use.

2 Photo evidence summary

Photos are labeled by area and uploaded by the family or professional. Faces, mail, medications, addresses, and identifying items should be redacted or excluded before upload.

ENTRANCE / THRESHOLD

E-1 · Front door threshold, straight-on. ~4.5 in step per family measurement

E-2 · Approach path from driveway. Paved then gravel, uneven surface (representative stock photo, demo only)

HALLWAY / DOORWAY

H-1 · Hallway toward bathroom, showing turn

H-2 · Bathroom doorway width, tape measure visible

BATHROOM

B-1 · Existing tub. Step-over wall, no grab bars

B-2 · Toilet, side clearance, no support rails

B-3 · Door swing into bathroom floor space

B-4 · Reference: accessible bathroom style the family is aiming for (stock photo). Grab bars, roll-in shower, open floor space; for discussion with the contractor (demo only)

3 Measurements

Every measurement below carries its source. Field-verify all dimensions before ordering materials or beginning work. Regardless of source, site conditions govern. Photo-based values are on-device estimates, always tagged unverified.

ENTRANCE / THRESHOLD

Step height: 4.5 in. Family-reported / unverified (single step, concrete stoop to interior floor)

Door clear width: 34 in. Family-reported / unverified (door opens inward, 90°+)

Landing / stoop depth: 48 in. Family-reported / unverified (concrete, level per family)

Path width: 36 in. Family-reported / unverified (~12 ft gravel run between driveway and stoop)

Surface type: paved, then gravel section. Family-reported / unverified (uneven when wet)

Slope: unknown. Not recorded

Missing: Exterior slope from driveway to stoop; door hinge-side wall depth.

HALLWAY / DOORWAY

Hallway width: 36 in. Family-reported / unverified (consistent along hall per family)

Door clear opening: 24 in. Family-reported / unverified (measured between stops with door open)

Threshold / lip height: 0.75 in. Family-reported / unverified (wood transition strip)

Turn angle / maneuvering notes: 90° turn from hallway into bathroom doorway. Family-reported / unverified

Door swing direction: swings into bathroom. Family-reported / unverified

BATHROOM

Toilet seat height: 15 in. Family-reported / unverified (standard-height toilet)

Clearance beside toilet: 13 in. Family-reported / unverified (left side when seated, to wall)

Tub / shower threshold or tub wall height: 15 in. Family-reported / unverified (standard alcove tub)

Clear floor space: 48 x 50 in. Family-reported / unverified (reduced further by in-swinging door)

Door swing direction: swings inward. Family-reported / unverified

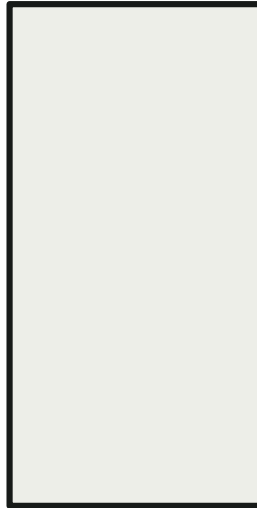
Sink / vanity access notes: vanity cabinet below, no knee clearance. Family-reported / unverified

Grab bars present?: no. Family-reported / unverified

Missing: Wall construction behind tub surround (tile over stud vs. Fiberglass unit). Determines grab bar anchoring.

36 in

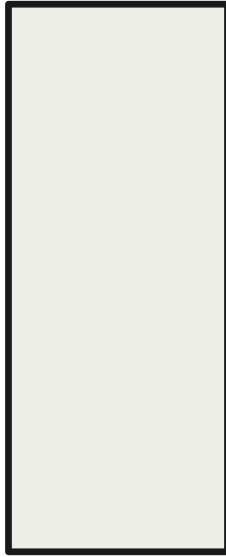
72 in



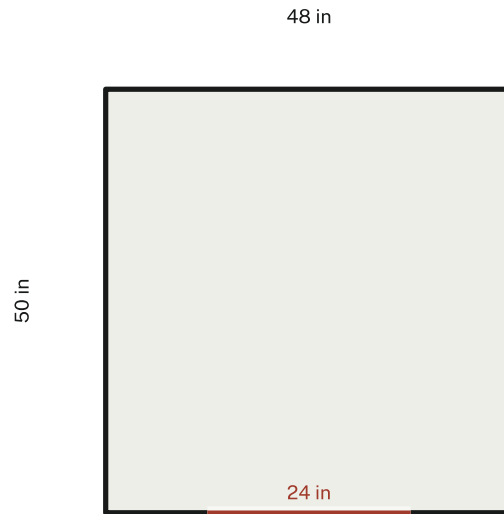
Entrance / Threshold. 36 x 72 in. Drawn from the recorded measurements, so the shape is approximate and the fixture positions are not surveyed. Field-verify every dimension before ordering or building.

36 in

90 in



Hallway / Doorway. 36 x 90 in. Drawn from the recorded measurements, so the shape is approximate and the fixture positions are not surveyed. Field-verify every dimension before ordering or building.



Bathroom. 48 x 50 in, opening 24 in. Traced with a phone scan, an estimate rather than a construction survey. Field-verify every dimension before ordering or building.

4 Modification priorities

MUST-HAVE

Step-free entry at the front door: the 4.5 in step exceeds R.M.'s ~2 in step-over limit and blocks the goal of independent wheelchair entry/exit.

Widen the bathroom doorway clear opening: at 24 in it is below the ~32 in commonly referenced for wheelchair passage and blocks the goal of accessing the bathroom without doorway assistance.

Seated-transfer bathing solution in place of the 15 in tub step-over: R.M. Cannot step over the tub wall or stand unsupported, so a step-free or seated-transfer bathing setup supports the stated bathing goal.

Anchored grab support at the tub/shower and toilet: R.M.'s stand-pivot transfer requires a stable grab surface on at least one side; none currently exists.

SHOULD-HAVE

Raise or supplement toilet seat height toward the 17 to 19 in range: the 15 in seat may increase transfer difficulty for a stand-pivot with single-caregiver assist.

Address the toilet side clearance and in-swinging bathroom door: 13 in beside the toilet and an in-swinging leaf limit caregiver positioning and maneuvering room.

Stabilize and level the approach path surface: loose/uneven gravel may impede self-propulsion and walker use, reducing reliance on caregiver push assistance outdoors.

NICE-TO-HAVE

Roll-under sink access: current vanity has no knee clearance; a roll-under setup may support independent sink use within R.M.'s ~18 to 48 in seated reach.

Reduce the 0.75 in interior threshold lip: may reduce caster catch during hallway-to-bathroom passage.

5 Product & category requirements

Entry access

Ramp or threshold-transition system: requirement to bridge a 4.5 in rise (Family-reported / unverified, field-verify), running slope no steeper than the 1:12 reference where a ramp is used, minimum 36 in clear width, level landing at top; handrails on both sides where rise exceeds 6 in. Confirm whether rise plus verified approach slope calls for a ramp vs. A low-rise threshold ramp.

Exterior path surface treatment: firm, stable, slip-resistant surface to replace or overlay loose gravel over the ~12 ft run, minimum 36 in clear width.

Doorway

Door-widening hardware or door replacement: target a clear opening at least in the ~32 in range referenced for wheelchair passage; options include a wider leaf or swing-clear (offset) hinges to recover the stop-to-face width.

Beveled threshold transition: for interior lip, half inch maximum height, beveled.

Bathing

Step-free or low-threshold bathing category (transfer shower or roll-in shower), threshold no higher than the half inch reference, sized to allow a seated transfer with single-caregiver assist; alternatively a tub-transfer bench system if a full conversion is deferred.

Grab bars: gripping surface 1.25 to 2 in diameter, top 33 to 36 in above floor, 1.5 in wall clearance, anchored into studs or manufacturer-rated blocking (not drywall anchors), load rating per manufacturer. Quantity and placement per professional layout at tub/shower and toilet.

Handheld shower and seat: adjustable-height handheld unit and a stable seated surface suited to seated bathing.

Toilet

Seat-height solution: raised seat, taller fixture, or equivalent to reach the 17 to 19 in reference range.

Toilet support: floor-anchored or wall-anchored support rail providing a stable grab surface on at least one side, load rating per manufacturer.

Sink

Roll-under sink/vanity category: 27 in knee clearance height, 30 in clear width, counter no higher than 34 in, with exposed drain and supply lines insulated or protected.

General

All anchored items require verified backing/blocking; specify blocking where wall construction is unconfirmed.

6 Contractor-ready scope

Entrance / Threshold

- 01 Provide step-free access over the reported 4.5 in rise from stoop to interior floor via a ramp or threshold ramp meeting a slope no steeper than the 1:12 reference and at least 36 in clear width, with a level landing at the door.**

VERIFY IN FIELD actual rise from finished exterior to interior floor; approach slope from driveway to stoop (Not recorded); available landing depth (reported 48 in) against the ~60 in landing length referenced; door hinge-side wall depth; drainage.

- 02 Stabilize the ~12 ft approach path to a firm, slip-resistant surface at least 36 in wide, replacing or overlaying the loose gravel section.**

VERIFY IN FIELD path length and width; existing grade and cross slope; base condition and drainage; transition to existing paving.

Hallway / Doorway

- 03 Widen the bathroom doorway toward the ~32 in clear opening referenced for wheelchair passage, using a wider leaf or swing-clear hinges as site conditions allow.**

VERIFY IN FIELD existing framing and header; wall contents (plumbing/electrical) in the jamb wall; measured clear opening with door open 90 degrees; whether the 90 degree hallway turn allows a straight approach.

- 04 Reduce or bevel the 0.75 in interior transition strip.**

VERIFY IN FIELD floor height difference across the transition; flooring type each side.

Bathroom

- 05 Convert the alcove tub (reported 15 in wall) to a step-free or low-threshold seated-transfer bathing area with threshold no higher than the half inch reference, sized for single-caregiver assist.**

VERIFY IN FIELD wall construction behind the surround (tile over stud vs. Fiberglass unit, Not recorded); plumbing location and rough-in; floor structure and waterproofing; drain relocation needs.

- 06 Install grab bars at the bathing area and toilet, anchored into studs or manufacturer-rated blocking, top 33 to 36 in above floor.**

VERIFY IN FIELD presence of solid blocking/backing; add blocking where absent; stud locations; final placement per professional layout.

- 07 Raise the toilet seat height toward the 17 to 19 in reference range and add a toilet support providing a stable grab surface on at least one side.**

VERIFY IN FIELD existing seat height (reported 15 in); floor and wall anchoring capacity; the 13 in reported left-side clearance and its effect on support placement.

- 08 Address the in-swinging bathroom door to recover interior floor space (for example re-hang to swing out or convert to a sliding/barn-style door as space allows).**

VERIFY IN FIELD adjacent hallway clearance for out-swing; wall space for a slider; interference with fixtures.

- 09 Provide roll-under sink access by modifying or replacing the vanity to give 27 in knee clearance, 30 in clear width, counter no higher than 34 in, with insulated/protected drain and supply lines.**

VERIFY IN FIELD existing plumbing height and location; wall backing for a wall-hung basin; finished floor-to-counter dimensions.

Note: local permits, code compliance, and inspections are the contractor's responsibility and are not addressed here.

7 Bid response form

For the contractor to complete and return. Price each item below, or mark it excluded and say why. NoStep does not estimate costs and names no suppliers.

ENTRANCE / THRESHOLD

- 01 Supply and install threshold ramp at entrance / threshold**

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD exact rise, landing depth and level, door swing clearance, drainage.

02 Extend the level landing at entrance / threshold

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD existing slab condition, drainage, and frost depth before pricing.

HALLWAY / DOORWAY

03 Widen door opening at hallway / doorway to ≥ 32 in clear (bid hinge alternative)

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD rough opening width, wall type (load-bearing?), electrical/plumbing in wall, door swing direction decision.

04 Remove threshold lip at hallway / doorway

Labour: _____

Materials: _____

Item total: _____

BATHROOM

05 Widen the clear opening into bathroom

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD framing, whether the wall is load-bearing, and services in the wall before pricing.

06 Install grab bars at toilet and tub in bathroom

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD stud locations, wall construction behind tub surround (tile vs. Fiberglass unit).

07 (Alternate / funded phase) Convert tub to low-threshold shower

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD drain location, joist direction, subfloor condition.

08 Increase clear space beside the toilet in bathroom

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD drain and supply locations, and whether the wall is load-bearing, before pricing a relocation.

09 Recover clear floor space in bathroom

Labour: _____

Materials: _____

Item total: _____

VERIFY IN FIELD fixture rough-in locations and wall construction before pricing any relocation.

10 Reverse door swing or convert to pocket/barn-style door in bathroom

Labour: _____

Materials: _____

Item total: _____

TOTALS

Subtotal: _____

Permits and inspection fees: _____

Tax: _____

Total: _____

INCLUSIONS AND EXCLUSIONS STATED BY THE CONTRACTOR

TERMS

Estimated start date: _____

Estimated duration: _____

Quotation valid until: _____

Licence number: _____

Insurance carrier and policy number: _____

Permits, code compliance, structural judgment, and the safety of completed work are the contractor's responsibility. Field-verify every dimension in this packet before ordering materials or beginning work. Dimensions marked as estimates have not been confirmed with a tape measure.

Contractor signature: _____

Printed name and company: _____

Date: _____

8 Standards & code references

Reference information for the reviewing professional, gathered so the standards and code lookups are already in hand. NoStep does not certify compliance with any standard or program. A private single-family home is generally not regulated by the ADA or the Fair Housing Act, so the dimensions below are widely used reference targets, not legal requirements for this home. Local building code, permits, and inspection still govern the construction and are the contractor's responsibility. Field-verify every dimension against site conditions.

ACCESSIBILITY REFERENCE DIMENSIONS (RELEVANT TO WHAT WAS MEASURED IN THIS CASE)

Entry ramp: Running slope no steeper than 1:12 (1 in of rise per 12 in of run) is the commonly referenced maximum, with a 1:48 max cross slope, 36 in minimum clear width, level landings about 60 in long at the top, bottom, and every turn, and handrails on both sides wherever the rise exceeds 6 in. Reference: 2010 ADA Standards sec. 405; ICC A117.1

Thresholds: Half inch maximum height and beveled, or a quarter inch maximum where there is no bevel. Reference: 2010 ADA Standards sec. 404.2.5

Door clear opening: 32 in minimum clear width, measured with the door open 90 degrees from the face of the door to the stop. Reference: 2010 ADA Standards sec. 404.2.3; ICC A117.1

Accessible route and hallway: 36 in minimum clear width, narrowing to no less than 32 in at a single short point such as a doorway; walking surfaces no steeper than 1:20 before they are treated as ramps. Reference: 2010 ADA Standards sec. 403, 405

Maneuvering clearance: A 60 in diameter turning circle or a T-shaped turn, a 30 by 48 in clear floor space at each fixture, and roughly 60 in of clear width at the toilet. Reference: 2010 ADA Standards sec. 304, 305, 604.3

Grab bars: Top of the gripping surface 33 to 36 in above the floor, 1.25 to 2 in in diameter, with 1.5 in clearance to the wall, anchored into studs or manufacturer-rated blocking rather than drywall anchors. Reference: 2010 ADA Standards sec. 609; load rating per the product manufacturer

Toilet: Top of the seat 17 to 19 in above the finished floor. Reference: 2010 ADA Standards sec. 604.4

Bathing: A seated transfer supported by grab bars at the tub, or a transfer or roll-in shower with a threshold no higher than half an inch. Reference: 2010 ADA Standards sec. 607, 608

Roll-under sink: 27 in knee clearance height, 30 in clear width, and a counter no higher than 34 in, with exposed drain and supply lines insulated or otherwise protected. Reference: 2010 ADA Standards sec. 306, 606

WHICH RULES APPLY TO THIS HOME

ADA (Americans with Disabilities Act): applies to public accommodations, commercial facilities, and government buildings, not to a private single-family residence. Its dimensions are used here only as reference targets.

Fair Housing Act: applies to rental and multifamily housing, where a landlord must generally allow reasonable modifications, commonly at the tenant's expense. Confirm applicability if this resident rents.

Local building code and permits: govern the actual construction. The contractor is responsible for code review, permits, and inspection.

9 Verification warnings

Measurements must be field-verified before ordering materials or beginning work. Photo-based estimates are computed on this device, are always tagged unverified, and never substitute for field measurement.

No compliance determination: this packet does not certify ADA, local building code, or funding program compliance. Permits and code review are the contractor's responsibility.

No medical determinations: the functional profile reflects family- and professional-provided information. NoStep does not infer diagnoses or abilities from photos.

No product endorsements: categories and requirements only; no brands, SKUs, prices, ratings, or availability claims.

Draft until signed: every section is editable and this packet is not final until the reviewing professional completes the signoff block.

Privacy: photos should exclude or redact faces, medications, mail, addresses, financial documents, children, and private items. Identify the client by initials only.

Measurements pending professional or contractor verification:

Entrance / Threshold. Step height: 4.5 in (Family-reported / unverified)

Entrance / Threshold. Door clear width: 34 in (Family-reported / unverified)

Entrance / Threshold. Landing / stoop depth: 48 in (Family-reported / unverified)

Entrance / Threshold. Path width: 36 in (Family-reported / unverified)

Entrance / Threshold. Surface type: paved, then gravel section (Family-reported / unverified)

Entrance / Threshold. Slope: unknown (Not recorded)

Hallway / Doorway. Hallway width: 36 in (Family-reported / unverified)

Hallway / Doorway. Door clear opening: 24 in (Family-reported / unverified)

Hallway / Doorway. Threshold / lip height: 0.75 in (Family-reported / unverified)

Hallway / Doorway. Turn angle / maneuvering notes: 90° turn from hallway into bathroom doorway (Family-reported / unverified)

Hallway / Doorway. Door swing direction: swings into bathroom (Family-reported / unverified)

Bathroom. Toilet seat height: 15 in (Family-reported / unverified)

Bathroom. Clearance beside toilet: 13 in (Family-reported / unverified)

Bathroom. Tub / shower threshold or tub wall height: 15 in (Family-reported / unverified)

Bathroom. Clear floor space: 48 x 50 in (Family-reported / unverified)

Bathroom. Door swing direction: swings inward (Family-reported / unverified)

Bathroom. Sink / vanity access notes: vanity cabinet below, no knee clearance (Family-reported / unverified)

Bathroom. Grab bars present?: no (Family-reported / unverified)

10 Professional review & signoff

I have reviewed this packet, corrected it where needed, and confirm that the barriers, priorities, requirements, and scope reflect my professional judgment for this client. Measurements remain subject to field verification.

Professional signature: _____

Printed name & credentials	Jordan Avery, OTR/L, home modification assessment
License / certification no. (if applicable)	-----
Date	-----
Sections edited during review	-----
Organization	-----