

Version	Inspectable	Deficiency	Low	Moderate	Severe	LT
V3.0	Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.	X			
V3.0	Bathtub and Shower	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is	X			
V3.0	Bathtub and Shower	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	X			
V3.0	Bathtub and Shower	Bathtub or shower cannot be used in private.		X		
V3.0	Cabinet and Storage	50% or more storage component is damaged, inoperable or missing	X			
V3.0	Call-For-Aid System	System is blocked, or pull cord is higher than 6 inches off the floor				X
V3.0	Call-for-Aid System	System does not emit sound, light, send a signal to the annunciator, annunciator does not indicate the correct corresponding room, cord is missing or tied up such that it cannot be engaged.				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location. *Not scored				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed. *Not scored				X
V3.0	Carbon Monoxide Alarm	Carbon monoxide alarm does not produce audio or visual alarm when tested. *Not scored				X
V3.0	Ceiling	Ceiling has an unstable surface or there is cracking or small circles or blisters on the ceiling.		X		
V3.0	Ceiling	Ceiling has a hole opening directly to outside or 2 inches or more in diameter.		X		
V3.0	Ceiling	Ceiling component(s) is not functionally adequate.			X	
V3.0	Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.				X
V3.0	Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing.				X
V3.0	Clothes Dryer Exhaust Ventilation	Gas dryer transition duct is detached or missing.				X
V3.0	Clothes Dryer Exhaust Ventilation	Electric dryer exhaust ventilation system has restricted airflow.				X
V3.0	Clothes Dryer Exhaust Ventilation	Dryer transition duct is constructed of unsuitable material.				X
V3.0	Clothes Dryer Exhaust Ventilation	Gas dryer exhaust ventilation system has restricted airflow.				X

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V3.0	Cooking Appliance	100% Burners or oven do not ignite or produce heat.	X			
V3.0	Cooking Appliance	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.		X		
V3.0	Cooking Appliance	1 burner does not produce heat but at least 1 other burner is present and does produce heat.		X		
V3.0	Door – Entry	Entry door will not open.		X		
V3.0	Door – Entry	Entry door will not close.		X		
V3.0	Door – Entry	Entry door self-closing mechanism is damaged, inoperable, or missing.		X		
V3.0	Door – Entry	Entry door cannot be secured		X		
V3.0	Door – Entry	Hole, split, or crack with separation is present, or the glass is missing within the door, side lites, or transom.		X		
V3.0	Door – Entry	Entry door is missing.			X	
V3.0	Door – Entry	Entry door surface is delaminated or separated.		X		
V3.0	Door – Entry	Entry door frame, threshold, or trim is damaged or missing.		X		
V3.0	Door – Entry	Entry door seal, gasket, or stripping is damaged, inoperable, or missing AND either results in a gap of 1/4 inch wide or more with light observed around closed door or there is evidence of water penetration.		X		
V3.0	Door – Entry	Entry door component is damaged, inoperable, or missing and it does NOT limit the door's ability to provide privacy or protection from weather or infestation.	X			
V3.0	Door – Fire Labeled	Fire labeled door does not open.			X	
V3.0	Door – Fire Labeled	Fire labeled door does not close and latch or the self- closing hardware is damaged or missing such that the door does not self-close and latch.			X	
V3.0	Door – Fire Labeled	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised or 25% of the surface has rust that affects the integrity of the door or there is broken or missing glass.			X	
V3.0	Door – Fire Labeled	Fire labeled door seal or gasket is damaged or missing.			X	
V3.0	Door – Fire Labeled	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.			X	
V3.0	Door – Fire Labeled	Fire labeled door cannot be secured		X		
V3.0	Door – Fire Labeled	Fire labeled door is missing				X
V3.0	Door – General	A passage door does not open.		X		
V3.0	Door – General	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	X			
V3.0	Drain	Drain is fully blocked.		X		
V3.0	Egress	Obstructed means of egress - exit access or exit is obstructed				X
V3.0	Egress	Obstructed egress on a building 3 stories or less.				X

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V3.0	Electrical – Conductor, Outlet, or Switch	Outlet or switch is damaged.				X
V3.0	Electrical – Conductor, Outlet, and	Testing indicates a three-pronged outlet is not properly wired or grounded.			X	
V3.0	Electrical – Conductor, Outlet, and	Outlet does not have visible damage and testing indicates it is not energized.			X	
V3.0	Electrical – Conductor, Outlet, and	Electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than 1/2 inch				X
V3.0	Electrical – Conductor, Outlet, and	Water is currently in contact with an electrical conductor.				X
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.			X	
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.			X	
V3.0	Electrical - GFCI or AFCI - Outlet or Breaker	An unprotected outlet is present within six feet of a water source.			X	
V3.0	Electrical – Service Panel	Electrical service panel is not readily accessible.		X		
V3.0	Electrical – Service Panel	The overcurrent protection device is damaged.				X
V3.0	Electrical – Service Panel	The overcurrent protection device is contaminated (water, rust, corrosion).			X	
V3.0	Elevator	Elevator is inoperable.		X		
V3.0	Elevator	Elevator door does not fully open and close		X		
V3.0	Elevator	Elevator cab is not level with the floor- more than 3/4" difference between the cab and the floor.		X		
V3.0	Elevator	Safety edge device has malfunctioned or is inoperable.		X		
V3.0	Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.				X
V3.0	Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.				X
V3.0	Fire Extinguisher	Fire extinguisher service tag is missing, illegible, or expired.				X
V3.0	Fire Extinguisher	Fire extinguisher is damaged or missing.				X

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V3.0	Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel burning water heater OR improperly stored chemicals.				X
V3.0	Floor	10% or more of the floor substrate area is exposed in any		X		
V3.0	Floor	Floor component(s) is not functionally adequate		X		
V3.0	Food Preparation Area	10% or more of the food preparation area is damaged or is not functionally adequate.		X		
V3.0	Foundation	Foundation is cracked at least 1/4" wide and 12" long		X		
V3.0	Foundation	Any exposed rebar OR spalling, flaking or chipping affecting at least 12x12 inches and goes into the foundation at least 3/4" deep		X		
V3.0	Foundation	Foundation is infiltrated by water.		X		
V3.0	Foundation	Foundation support post, column, beam, or girder is damaged.		X		
V3.0	Garage Door	Garage door has a hole that penetrates through to the interior.		X		
V3.0	Garage Door	Garage door does not open, close, or remain open or closed.		X		
V3.0	Grab Bar	Any movement whatsoever is detected in the grab bar.		X		
V3.0	Guardrail	Guardrail is missing or not installed along a walking surface more than 30 inches above the floor or grade below.				X
V3.0	Guardrail	Guardrail component(s) missing or guardrail is damaged, less than 30 inches in height or not securely attached to protect from fall hazards.				X
V3.0	Handrail	Handrail is missing.		X		
V3.0	Handrail	Handrail is not secure - any movement in the anchors.		X		
V3.0	Handrail	Handrail is not functionally adequate OR not continuous for the full length of each stair flight OR not between 28 and 42 inches in height.		X		
V3.0	Handrail	4 or more stair risers and no handrail installed OR a ramp has a rise over 6 inches or a horizontal projection over 72 inches and a handrail is not installed on BOTH sides.	X			
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Air conditioning system or device is not operational.	X			
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Unvented space heater that burns gas, oil or kerosene is present.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Heating system or device safety shield is damaged or missing.			X	
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Inspection date is on or between April 1 and Sept. 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.		X		

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V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.				X
V3.0	Heating, Ventilation, and Air Conditioning (HVAC)	Inspection date is on or between Oct. 1 and March 31 AND the permanently installed heating source is inoperable.		X		
V3.0	Infestation	Evidence of cockroaches (live, dead, shed skins, droppings, or egg cases).		X		
V3.0	Infestation	Extensive cockroach infestation (1 live roach in 2+ separate locations)		X		
V3.0	Infestation	Evidence of bedbugs (live, dead, feces, eggs or blood trails).		X		
V3.0	Infestation	Extensive bedbug infestation (1 live bedbug in 2+ separate locations)		X		
V3.0	Infestation	Evidence of mice (live, dead, droppings, chewed holes, or urine trails).		X		
V3.0	Infestation	Extensive mouse infestation (1 live mouse in 2+ separate locations).		X		
V3.0	Infestation	Evidence of rats (dead, droppings or chewed holes).		X		
V3.0	Infestation	Extensive rat infestation (1 live rat is seen in the Inside) *Scored as LT			X	
V3.0	Infestation	Evidence of other pests (Can be literally anything)		X		
V3.0	Leak - Gas or Oil	Natural gas, propane or oil leak OR uncapped gas or fuel supply line.				X
V3.0	Leak - Sewage System	Blocked sewage system.			X	
V3.0	Leak - Sewage System	Evidence of a sewer line or fitting leaking.			X	
V3.0	Leak - Sewage System	Cap to the cleanout or pump cover is detached or missing.		X		
V3.0	Leak - Sewage System	Cleanout cap or riser is damaged.		X		
V3.0	Leak - Water	Water from the exterior environment is leaking into the		X		
V3.0	Leak - Water	Plumbing leak.		X		
V3.0	Leak - Water	Fluid is leaking from the sprinkler assembly or its components.		X		
V3.0	Lighting – Auxiliary	Auxiliary lighting is damaged, missing or fails to illuminate when tested.			X	
V3.0	Lighting – Interior	A permanently installed light fixture is inoperable.		X		
V3.0	Lighting – Interior	A permanently installed light fixture is not secure.		X		
V3.0	Lighting – Interior	At least (1) permanently installed light fixture is not present in the kitchen and bathroom.		X		
V3.0	Litter	10+ small items are present with a 100 square foot area not designated for garbage OR any number of large items have been discarded in an area not designated for garbage.		X		
V3.0	Mold-Like Substance	Presence of mold-like substance at moderate levels (4 sq inches to less than 1 sq foot) is observed visually.	X			
V3.0	Mold-Like Substance	Presence of mold-like substance at high levels (1 sq foot to less than 9 sq feet) is observed visually.		X		

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V3.0	Mold-Like Substance	Presence of mold-like substance at extremely high levels (more than 9 sq ft) is observed visually. *Scored as LT			X	
V3.0	Mold-Like Substance	Elevated moisture level (e.g. peeling paint/wallpaper, warped or stained walls, buckled, cracked or water-stained ceiling, carpet or wooden floor).	X			
V3.0	Potential Lead-Based Paint Hazards – Visual Assessment	<1978 buildings - Paint is deteriorated – <u>below</u> the level required for lead-safe work practices (less than or equal to 2 sq ft per room OR less than or equal to 10% per component (e.g. windowsills, trim, etc)).		X		
V3.0	Potential Lead-Based Paint Hazards – Visual Assessment	<1978 buildings - Paint is deteriorated – <u>above</u> the level required for lead-safe work practices (more than 2 sq ft per room OR greater than 10% per component (e.g. windowsills, trim, etc)). *Scored as LT			X	
V3.0	Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.		X		
V3.0	Refrigerator	Refrigerator component is damaged such that it impacts functionality (ANY seal damage, handle, drawers, shelves, etc).		X		
V3.0	Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.			X	
V3.0	Sink	Sink or sink component is damaged or missing and the sink is NOT functionally adequate (handle, aerator, or does not dispense water).	X			
V3.0	Sink	Water is directed outside of the basin.	X			
V3.0	Sink	Sink is not draining.		X		
V3.0	Sink	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.		X		
V3.0	Sink	Sink component is damaged or missing and the sink IS functionally adequate (stoppers missing or not functionally adequate).	X			
V3.0	Sink	Cannot activate or deactivate hot and cold water.		X		
V3.0	Smoke Alarm	Smoke alarm is not installed inside AND outside the bedroom AND on each living level. *Not scored				X
V3.0	Smoke Alarm	Smoke alarm is obstructed. *Not scored				X
V3.0	Smoke Alarm	Smoke alarm does not produce an audio or visual alarm when tested. *Not scored				X
V3.0	Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.				X
V3.0	Sprinkler Assembly	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance (physical damage, escutcheon, etc).				X
V3.0	Sprinkler Assembly	Sprinkler assembly has evidence of corrosion.				X
V3.0	Sprinkler Assembly	Foreign material covers 75% or more of the sprinkler assembly OR glass bulb that is detrimental to performance.				X
V3.0	Steps and Stairs	Tread is missing, loose, unlevel, or a portion of the nosing greater than 1 inch in depth or 4 inches wide is damaged or broken.		X		
V3.0	Steps and Stairs	Stringer is damaged.		X		
V3.0	Structural System	Structural system exhibits signs of serious failure and may threaten the resident's safety.				X
V3.0	Toilet	Only 1 toilet was installed, and it is missing.		X		

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V3.0	Toilet	A toilet is missing and at least 1 toilet is installed elsewhere within the Inside area that is operational.		X		
V3.0	Toilet	Only 1 toilet was installed, and it is damaged or inoperable.		X		
V3.0	Toilet	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere within the Inside area that is operational.		X		
V3.0	Toilet	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.		X		
V3.0	Toilet	Toilet is not secured at the base.		X		
V3.0	Toilet	Toilet component is damaged, inoperable, or missing and it does NOT limit the resident's ability to discharge human waste.	X			
V3.0	Toilet	Toilet cannot be used in private.		X		
V3.0	Trash Chute	Chute door does not open or self-close and latch.		X		
V3.0	Trash Chute	Chute is clogged - trash is overflowing or backed up inside the chute.		X		
V3.0	Trip Hazard	An unintended 3/4 inch or greater vertical difference OR an unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.		X		
V3.0	Ventilation	Exhaust system does not respond to the control switch.		X		
V3.0	Ventilation	Exhaust system has restricted airflow.		X		
V3.0	Ventilation	Exhaust system component is damaged or missing.		X		
V3.0	Ventilation	Bathroom does not have property ventilation or dehumidification.		X		
V3.0	Wall - Interior	Interior wall has a loose or detached surface covering (cosmetic damage should NOT be evaluated here).		X		
V3.0	Wall - Interior	Interior wall component(s) is not functionally adequate.		X		
V3.0	Wall - Interior	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.		X		
V3.0	Water Heater	Temperature pressure relief (TPR) valve has an active leak, is obstructed, or the discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.			X	
V3.0	Water Heater	No hot water.	X			
V3.0	Water Heater	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.		X		
V3.0	Water Heater	Chimney or flue piping is blocked, misaligned, or missing.				X
V3.0	Water Heater	Gas shutoff valve is damaged, missing, or not installed.				X
V3.0	Window	Window will not open or stay open.	X			
V3.0	Window	Window cannot be secured by at least 1 installed lock.	X			
V3.0	Window	Window will not close.		X		
V3.0	Window	Window component is damaged or missing OR a window screen has a hole, tear, or cut that is 1 inch or greater. *Condensation that is present due to a failed window seal should NOT be evaluated.		X		