

Version	Inspectable Item	Deficiency	Low	Moderate	Severe	LT
V3.0	Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.		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	Chimney	Chimney exhibits signs of structural failure.				X
V3.0	Clothes Dryer Exhaust Ventilation	Electric dryer exhaust ventilation system has restricted airflow.				X
V3.0	Clothes Dryer Exhaust Ventilation	Exterior dryer vent cover, cap, or a component thereof is missing.	X			
V3.0	Clothes Dryer Exhaust Ventilation	Gas dryer exhaust ventilation system has restricted airflow.				X
V3.0	Door – General	An exterior door component is damaged, inoperable, or missing.		X		
V3.0	Drain	Drain is fully blocked.		X		
V3.0	Egress	The exit discharge is obstructed				X
V3.0	Electrical – Conductor, Outlet, or Switch	Outlet or switch is damaged.				X
V3.0	Electrical – Conductor, Outlet, and Switch	Testing indicates a three-pronged outlet is not properly wired or grounded.			X	
V3.0	Electrical – Conductor, Outlet, and Switch	Outlet does not have visible damage and testing indicates it is not energized.			X	
V3.0	Electrical – Conductor, Outlet, and Switch	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 - 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	Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.				X
V3.0	Fence and Gate	Fence component is missing resulting in a hole approx. 20% or more of the area of a single section of fence		X		
V3.0	Fence and Gate	Gate does not open, close, latch, or lock.		X		
V3.0	Fence and Gate	Fence demonstrates signs of collapse.		X		
V3.0	Fire Escape	Fire escape component is damaged or missing.				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	Foundation	Foundation is cracked at least 1/4" wide and 12" long		X		
V3.0	Foundation	Foundation vent cover is missing or damaged.		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 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	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)	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.				X
V3.0	Infestation	Evidence of rats (live, dead, droppings or chewed holes).		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	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 – Exterior	A permanently installed light fixture is damaged, inoperable, missing, or not secure.		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	Parking Lot	Parking lot has any one pothole 4 inches deep and 1 sq foot or greater.		X		
V3.0	Parking Lot	Parking lot has ponding (3 inches or more and 5% or more of the parking lot is unusable).		X		
V3.0	Potential Lead- Based Paint Hazards – Visual Assessment	<1978 buildings - Paint is deteriorated – below the level required for lead-safe work practices (less than or equal to 20 sq ft).		X		

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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 20 sq ft). *Scored as LT			X	
V3.0	Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.			X	
V3.0	Private Roads and Driveways	Road or driveway has a pothole 4 inches deep and 1 sq ft or more.		X		
V3.0	Retaining Wall	Retaining wall (24" or more) is leaning away from the fill side.		X		
V3.0	Retaining Wall	Retaining wall is partially or completely collapsed.		X		
V3.0	Roof Assembly	Debris is limiting the ability of water to drain from a roof drain, gutter, or downspout OR 25 sq ft of ponding water is located above the drain.		X		
V3.0	Roof Assembly	Gutter component is damaged, missing, or unfixed (does NOT include splash block or leaf guards).		X		
V3.0	Roof Assembly	Roof surface has standing water of approx. 25 sq ft or more NOT near a drain or scupper.		X		
V3.0	Roof Assembly	Substrate is exposed (missing/damaged shingles, tiles or membrane).		X		
V3.0	Roof Assembly	Roof assembly has an unintentional hole of any size OR intentional hole of any size is found and not covered by a vent or screen.		X		
V3.0	Roof Assembly	Roof assembly is damaged (soffits, eaves, fascia, attic or roof ventilation components, and roof decking).		X		
V3.0	Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.			X	
V3.0	Sidewalk, Walkway, and Ramp	Sidewalk, walkway, or ramp is blocked or impassable.		X		
V3.0	Sidewalk, Walkway, and Ramp	Sidewalk, walkway, or ramp is not functionally adequate (damage or deterioration, unintentional dimensional changes, or unstable material).		X		
V3.0	Site Drainage	Standing water is present above the site drainage system OR drainage is blocked such that the inspector believes water is unable to drain.	X			
V3.0	Site Drainage	Erosion is present and the footer is exposed OR erosion is more than 2 ft away from the built environment and its depth is equal to or greater than its measured distance from the built environment and the inspector believes it may undermine the supporting soil.	X			
V3.0	Site Drainage	Grate is not secure or does not cover the site drainage system’s collection point (only if designed to have a protective grate).		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

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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	Steps and Stairs	Step or stair is not functionally adequate.		X		
V3.0	Structural System	Structural system exhibits signs of serious failure and may threaten the resident's safety.				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	Wall - Exterior	Exterior wall covering has missing sections of at least 1 square foot per wall, cumulatively.		X		
V3.0	Wall - Exterior	>1978 Buildings: Exterior wall has peeling paint of 10 sq feet or more.		X		
V3.0	Wall - Exterior	Exterior wall component(s) is not functionally adequate.		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	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