

NSPIRE - HEALTH AND SAFETY - UNIT

Version	Inspectable Item	Deficiency	Advisory	Moderate	SNLT	LT
V2.2	Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.			X	
V2.2	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 operational.		X		
V2.2	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		
V2.2	Bathtub and Shower	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	X			
V2.2	Cabinets	Cabinets are missing in unit kitchen.		X		
V2.2	Cabinets	Cabinet components are damaged or missing.		X		
V2.2	Call-for-Aid System	Pull cord is missing or end is higher than 6 inches off the floor.			X	
V2.2	Call-for-Aid System	System does not function properly.				X
V2.2	Call-for-Aid System	System is blocked.			X	
V2.2	Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.				X
V2.2	Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed.				X
V2.2	Carbon Monoxide Alarm	Carbon monoxide alarm does not produce audio or visual alarm when tested.				X
V2.2	Ceiling	Ceiling has an unstable surface.		X		
V2.2	Ceiling	Ceiling has a hole.		X		
V2.2	Ceiling	Ceiling has a sign of structural failure.		X		
V2.2	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
V2.2	Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing.				X
V2.2	Clothes Dryer Exhaust Ventilation	Gas dryer transition duct is detached or missing.				X
V2.2	Clothes Dryer Exhaust Ventilation	Electric dryer exhaust ventilation system has restricted airflow.				X
V2.2	Clothes Dryer Exhaust Ventilation	Dryer transition duct is constructed of unsuitable material.				X
V2.2	Clothes Dryer Exhaust Ventilation	As dryer exhaust ventilation system has restricted airflow.				X
V2.2	Cooking Appliance	Cooking range, cooktop, or oven is not producing heat or regulating heat temperature.		X		
V2.2	Cooking Appliance	Cooking range, cooktop, or oven component is missing.	X			
V2.2	Cooking Appliance	Primary cooking appliance is missing.		X		
V2.2	Door – Entry	Entry door will not open.		X		

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V2.2	Door – Entry	Entry door will not close.			X	
V2.2	Door – Entry	Entry door self-closing mechanism is damaged, inoperable, or missing.		X		
V2.2	Door – Entry	Entry door cannot be secured.			X	
V2.2	Door – Entry	Hole, split, or crack that penetrates completely through entry door.		X		
V2.2	Door – Entry	Entry door is missing.			X	
V2.2	Door – Entry	Entry door surface is delaminated or separated.		X		
V2.2	Door – Entry	Entry door frame, threshold, or trim is damaged or missing.		X		
V2.2	Door – Entry	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.		X		
V2.2	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			
V2.2	Door – Fire Labeled	Fire labeled door does not open.		X		
V2.2	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	
V2.2	Door – Fire Labeled	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.			X	
V2.2	Door – Fire Labeled	Fire labeled door seal or gasket is damaged or missing.			X	
V2.2	Door – Fire Labeled	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.			X	
V2.2	Door – Fire Labeled	Fire labeled door that serves as an entry door cannot be secured.			X	
V2.2	Door – General	A passage door does not open.		X		
V2.2	Door – General	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	X			
V2.2	Door – General	A passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	X			
V2.2	Egress	Obstructed egress on a building 4 stories or more.				X
V2.2	Egress	Obstructed egress on a building 3 stories or less.				X
V2.2	Electrical – Conductor	Exposed electrical conductor.				X
V2.2	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	
V2.2	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	

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V2.2	Electrical – Outlet and Switch	Outlet or switch is damaged.				X
V2.2	Electrical – Outlet and Switch	Testing indicates a three-pronged outlet is not properly wired or grounded.			X	
V2.2	Electrical – Outlet and Switch	An unprotected outlet is present within six feet of a water source.			X	
V2.2	Electrical – Outlet and Switch	Outlet does not have visible damage and testing indicates it is not energized.			X	
V2.2	Electrical – Service Panel	Electrical service panel is not reasonably accessible.		X		
V2.2	Electrical – Service Panel	The overcurrent protection device is damaged.				X
V2.2	Electrical – Service Panel	The overcurrent protection device is contaminated.			X	
V2.2	Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.				X
V2.2	Fire Extinguisher	Fire extinguisher service tag is missing, illegible, or expired.				X
V2.2	Fire Extinguisher	Fire extinguisher is damaged or missing.				X
V2.2	Flammable and Combustible Item	Improperly stored flammable or combustible item on or near an ignition source.				X
V2.2	Floor Covering and Finish	Floor substrate is exposed.		X		
V2.2	Floor Covering and Finish	Floor covering is curling, buckling, bulging, or separating.		X		
V2.2	Floor Covering and Finish	Subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached.		X		
V2.2	Floor Covering and Finish	Subfloor has presence of decay.		X		
V2.2	Floor Drain	Drain is fully blocked.		X		
V2.2	Foundation	Foundation is cracked.		X		
V2.2	Foundation	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.		X		
V2.2	Foundation	Foundation is infiltrated by water.		X		
V2.2	Foundation	Foundation support post, column, beam, or girder is damaged.		X		
V2.2	Foundation	Foundation appears to be in imminent danger of collapse or failure.				X
V2.2	Garage Door	Garage door has a hole.		X		
V2.2	Garage Door	Garage door does not open, close, or remain open or closed.		X		
V2.2	Grab Bar	Grab bar is not secure.		X		
V2.2	Guardrail	Guardrail is missing or not installed.				X

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V2.2	Guardrail	Guardrail component(s) missing and the guardrail is functionally adequate.	X			
V2.2	Guardrail	Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.	X			
V2.2	Guardrail	Guardrail is not functionally adequate.				X
V2.2	Handrail	Handrail is missing.		X		
V2.2	Handrail	Handrail is not secure.		X		
V2.2	Handrail	Handrail is not functionally adequate.		X		
V2.2	Heating, Ventilation, and Air Conditioning (HVAC)	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees fahrenheit.				X
V2.2	Heating, Ventilation, and Air Conditioning (HVAC)	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees fahrenheit or above.	X			
V2.2	Heating, Ventilation, and Air Conditioning (HVAC)	Air conditioning system or device is not operational.		X		
V2.2	Heating, Ventilation, and Air Conditioning (HVAC)	Heating system or device fueled by combustion has a misaligned, blocked, disconnected, improperly connected, damaged, or missing exhaust vent.				X
V2.2	Heating, Ventilation, and Air Conditioning (HVAC)	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.				X
V2.2	Infestation	Evidence of cockroaches.		X		
V2.2	Infestation	Extensive cockroach infestation.			X	
V2.2	Infestation	Evidence of bedbugs.		X		
V2.2	Infestation	Evidence of mice.		X		
V2.2	Infestation	Evidence of rats.		X		
V2.2	Infestation	Evidence of other pests.		X		
V2.2	Kitchen Countertop	Countertop is missing.		X		
V2.2	Kitchen Countertop	Countertop is damaged or is not functionally adequate.		X		
V2.2	Kitchen Ventilation	Exhaust system does not respond to the control switch.		X		
V2.2	Kitchen Ventilation	Exhaust system has restricted airflow.		X		
V2.2	Kitchen Ventilation	Exhaust system component is damaged or missing.		X		
V2.2	Leak	Natural gas, propane, or oil leak.				X
V2.2	Leak	Blocked sewage system.			X	
V2.2	Leak	Leak in sewage system.			X	
V2.2	Leak	Cap to the cleanout is detached or missing.		X		
V2.2	Leak	Cleanout cap or riser has penetrative hole or crack.		X		

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V2.2	Leak	Environmental water intrusion.		X		
V2.2	Leak	Plumbing leaks.		X		
V2.2	Lighting – Interior	A permanently installed light fixture is inoperable.		X		
V2.2	Lighting – Interior	A permanently installed light fixture is not secure.		X		
V2.2	Lighting – Interior	Insufficient illumination in kitchen or bathroom.		X		
V2.2	Mold-Like Substance	Presence of mold-like substance at very low levels is observed visually.	X			
V2.2	Mold-Like Substance	Presence of mold-like substance at moderate levels is observed visually.		X		
V2.2	Mold-Like Substance	Presence of mold-like substance at high levels is observed visually.			X	
V2.2	Mold-Like Substance	Presence of mold-like substance at extremely high levels is observed visually.				X
V2.2	Mold-Like Substance	Bathroom does not have proper ventilation or dehumidification.		X		
V2.2	Potential Lead-Based Paint Hazards – Visual Assessment	Paint in a unit or inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.		X		
V2.2	Potential Lead-Based Paint Hazards – Visual Assessment	Paint in a unit or inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.			X	
V2.2	Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.		X		
V2.2	Refrigerator	Refrigerator component is damaged such that it impacts functionality.		X		
V2.2	Refrigerator	Refrigerator is missing.		X		
V2.2	Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.			X	
V2.2	Sink	Sink component is missing.		X		
V2.2	Sink	Improperly functioning faucet.		X		
V2.2	Sink	Sink is not draining.		X		
V2.2	Sink	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.		X		
V2.2	Sink	Sink is damaged and does not hold water.		X		
V2.2	Smoke Alarm	Smoke alarm is not installed where required.				X
V2.2	Smoke Alarm	Smoke alarm does not produce an audio or visual alarm when tested.				X
V2.2	Sprinkler Assembly	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.				X
V2.2	Sprinkler Assembly	Paint or foreign material on the sprinkler head assembly.				X

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V2.2	Sprinkler Assembly	Sprinkler head escutcheon is missing.				X
V2.2	Sprinkler Assembly	Concealed sprinkler cover plate assembly is missing.				X
V2.2	Stairs	Tread is missing or damaged.		X		
V2.2	Stairs	Stringer is damaged.		X		
V2.2	Structural System	Structural system exhibits signs of serious failure.				X
V2.2	Toilet	Only 1 toilet was installed, and it is missing.				X
V2.2	Toilet	A toilet is missing and at least 1 toilet is installed elsewhere within the unit that is operational.		X		
V2.2	Toilet	Only 1 toilet was installed, and it is damaged or inoperable.				X
V2.2	Toilet	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere within the unit that is operational.		X		
V2.2	Toilet	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.		X		
V2.2	Toilet	Toilet is not secured at the base.		X		
V2.2	Toilet	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	X			
V2.2	Trip Hazard	Trip hazard on walking surface.		X		
V2.2	Wall Covering and Finish – Interior	Interior wall has a hole of any size that penetrates to the adjoining room or space.		X		
V2.2	Wall Covering and Finish – Interior	Interior wall is buckling, bulging, bowing, or material is loose or detached.		X		
V2.2	Wall Covering and Finish – 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		
V2.2	Water Heater	Temperature pressure relief (TPR) valve is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.			X	
V2.2	Water Heater	No hot water.			X	
V2.2	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		
V2.2	Water Heater	Chimney or flue piping is blocked, misaligned, or missing.				X
V2.2	Water Heater	Gas shutoff valve is damaged, missing, or not installed.				X
V2.2	Window	Window will not open or stay open.		X		
V2.2	Window	Window cannot be secured.		X		
V2.2	Window	Window will not close.			X	
V2.2	Window	Window component is damaged or missing and the window is not functionally adequate.		X		