

Appendix D: NSPIRE Deficiencies Applicable to HOME/HTF

Applied to Homeownership Assistance / Acquisition of Standard Units (aka DPA)

Applies to single-unit and multi-unit structures

• Inside items only apply to multi-unit structures (single-unit structures have no inside which is not part of unit)

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● = Deficiency applies to indicated locations (i.e., Unit, Inside, Outside).

Area	Deficiency Description	Unit	Inside*	Outside	LT
Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.				
Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.				
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.				
Bathtub and Shower	<i>Bathtub or shower cannot be used in private.</i>				
Cabinet and Storage	<i>Food storage space is not present.</i>				
Cabinet and Storage	Storage component is damaged, inoperable, or missing.				
Call-For-Aid System	*SYSTEM IS BLOCKED, OR PULL CORD IS HIGHER THAN 6 INCHES OFF THE FLOOR.				
Call-For-Aid System	*SYSTEM DOES NOT FUNCTION PROPERLY.				
Carbon Monoxide	*CARBON MONOXIDE ALARM IS MISSING, NOT INSTALLED, OR NOT INSTALLED IN THE PROPER LOCATION.				
Carbon Monoxide	*CARBON MONOXIDE ALARM IS OBSTRUCTED.				
Carbon Monoxide	*CARBON MONOXIDE ALARM DOES NOT PRODUCE AN AUDIO OR VISUAL ALARM WHEN TESTED.				
Ceiling	Ceiling has an unstable surface.				
Ceiling	Ceiling has a hole.				
Ceiling	Ceiling component(s) is not functionally adequate.				
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.				
Chimney	*CHIMNEY EXHIBITS SIGNS OF STRUCTURAL FAILURE.				
Clothes Dryer Exhaust Ventilation	*ELECTRIC DRYER TRANSITION DUCT IS DETACHED OR MISSING.				
Clothes Dryer Exhaust Ventilation	*GAS DRYER TRANSITION DUCT IS DETACHED OR MISSING.				
Clothes Dryer Exhaust Ventilation	*ELECTRIC DRYER EXHAUST VENTILATION SYSTEM HAS RESTRICTED AIRFLOW.				
Clothes Dryer Exhaust Ventilation	*DRYER TRANSITION DUCT IS CONSTRUCTED OF UNSUITABLE MATERIAL.				
Clothes Dryer Exhaust Ventilation	*GAS DRYER EXHAUST VENTILATION SYSTEM HAS RESTRICTED AIRFLOW.				
Cooking Appliance	Cooking range, cooktop, or oven does not ignite or produce heat.				
Cooking Appliance	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.				
Cooking Appliance	<i>Primary cooking appliance is missing.</i>				
Cooking Appliance	A microwave is the primary cooking appliance and it is damaged.				
Door - Entry	Entry door will not open.				
Door - Entry	Entry door will not close.				
Door - Entry	Entry door self-closing mechanism is damaged, inoperable, or missing.				
Door - Entry	Hole, split, or crack that penetrates completely through entry door.				
Door - Entry	*ENTRY DOOR IS MISSING. (Only LT for "Unit." Still a deficiency "Inside.")				

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Area	Deficiency Description	Unit	Inside*	Outside	LT
Door - Entry	Entry door surface is delaminated or separated.				
Door - Entry	Entry door frame, threshold, or trim is damaged or missing.				
Door - Entry	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.				
Door - Entry	Entry door cannot be secured.				
Door - Fire	Fire labeled door does not open.				
Door - Fire	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.				
Door - Fire	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.				
Door - Fire	Fire labeled door seal or gasket is damaged or missing.				
Door - Fire	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.				
Door - Fire	Fire labeled door cannot be secured.				
Door - Fire	*FIRE LABELED DOOR IS MISSING.				
Door - General	A passage door does not open.				
Drain	Drain is fully blocked.				
Egress	*OBSTRUCTED MEANS OF EGRESS.				
Egress	*SLEEPING ROOM IS LOCATED ON THE 3RD FLOOR OR BELOW AND HAS AN OBSTRUCTED RESCUE OPENING.				
Egress	*FIRE ESCAPE ACCESS IS OBSTRUCTED.				
Electrical - Conductor/Outlet/Switch	*OUTLET OR SWITCH IS DAMAGED.				
Electrical - Conductor/Outlet/Switch	Testing indicates a three-pronged outlet is not properly wired or grounded.				
Electrical - Conductor/Outlet/Switch	Outlet does not have visible damage and testing indicates it is not energized.				
Electrical - Conductor/Outlet/Switch	*EXPOSED ELECTRICAL CONDUCTOR.				
Electrical - Conductor/Outlet/Switch	*WATER IS CURRENTLY IN CONTACT WITH AN ELECTRICAL CONDUCTOR.				
Electrical - GFCI/AFCI	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.				
Electrical - GFCI/AFCI	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.				
Electrical - GFCI/AFCI	<i>An unprotected outlet is present within six feet of a water source.</i>				
Electrical - Service Panel	Electrical service panel is not readily accessible.				
Electrical - Service Panel	*THE OVERCURRENT PROTECTION DEVICE IS DAMAGED.				
Electrical - Service Panel	The overcurrent protection device is contaminated.				
Exit Sign	*EXIT SIGN IS DAMAGED, MISSING, OBSTRUCTED, OR NOT ADEQUATELY ILLUMINATED.				
Fire Escape	*FIRE ESCAPE COMPONENT IS DAMAGED OR MISSING.				
Fire Extinguisher	*FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.				
Fire Extinguisher	*FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.				

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Area	Deficiency Description	Unit	Inside*	Outside	LT
Fire Extinguisher	*FIRE EXTINGUISHER IS DAMAGED OR MISSING.				
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.				
Floor	Floor component(s) is not functionally adequate.				
Food Preparation	<i>Food preparation area is not present.</i>				
Food Preparation	Food preparation area is damaged or is not functionally adequate.				
Foundation	Foundation is cracked.				
Foundation	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.				
Foundation	Foundation is infiltrated by water.				
Foundation	Foundation support post, column, beam, or girder is damaged.				
Foundation	Foundation vent cover is missing or damaged.				
Garage Door	Garage door has a hole.				
Garage Door	Garage door does not open, close, or remain open or closed.				
Grab Bar	Grab bar is not secure.				
Guardrail	* <i>GUARDRAIL IS MISSING OR NOT INSTALLED.</i>				
Guardrail	*GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.				
Handrail	Handrail is missing.				
Handrail	Handrail is not secure.				
Handrail	Handrail is not functionally adequate.				
Handrail	Handrail is not installed where required.				
HVAC	* <i>THE INSPECTION DATE IS ON OR BETWEEN OCTOBER 1 AND MARCH 31 AND THE PERMANENTLY INSTALLED HEATING SOURCE IS NOT WORKING OR THE PERMANENTLY INSTALLED HEATING SOURCE IS WORKING AND THE INTERIOR TEMPERATURE IS BELOW 64 DEGREES FAHRENHEIT.</i>				
HVAC	<i>The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.</i>				
HVAC	Air conditioning system or device is not operational.				
HVAC	* <i>UNVENTED SPACE HEATER THAT BURNS GAS, OIL, OR KEROSENE IS PRESENT.</i>				
HVAC	*COMBUSTION CHAMBER COVER OR GAS SHUTOFF VALVE IS MISSING FROM A FUEL BURNING HEATING APPLIANCE.				
HVAC	Heating system or device safety shield is damaged or missing.				
HVAC	<i>The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.</i>				
HVAC	*FUEL BURNING HEATING SYSTEM OR DEVICE EXHAUST VENT IS MISALIGNED, BLOCKED, DISCONNECTED, IMPROPERLY CONNECTED, DAMAGED, OR MISSING.				
HVAC	<i>The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.</i>				

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Area	Deficiency Description	Unit	Inside*	Outside	LT
Infestation	Evidence of cockroaches				
Infestation	Extensive cockroach infestation.				
Infestation	Evidence of bedbugs.				
Infestation	Extensive bedbug infestation.				
Infestation	Evidence of mice.				
Infestation	Extensive mouse infestation.				
Infestation	Evidence of rats.				
Infestation	Extensive rat infestation.				
Infestation	Evidence of other pests.				
Leak - Gas/Oil	*NATURAL GAS, PROPANE, OR OIL LEAK.				
Leak - Sewage	Blocked sewage system.				
Leak - Sewage	Leak in sewage system.				
Leak - Sewage	Cap to the cleanout or pump cover is detached or missing.				
Leak - Sewage	Cleanout cap or riser is damaged.				
Leak - Water	Environmental water intrusion.				
Leak - Water	Plumbing leak.				
Leak - Water	Fluid is leaking from the sprinkler assembly.				
Lighting - Auxiliary	Auxiliary lighting is damaged, missing, or fails to illuminate when tested.				
Lighting - Exterior	A permanently installed light fixture is damaged, inoperable, missing, or not secure.				
Lighting - Interior	A permanently installed light fixture is inoperable.				
Lighting - Interior	A permanently installed light fixture is not secure.				
Lighting - Interior	<i>At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.</i>				
Minimum Electrical and Lighting	<i>At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.</i>				
Mold-Like Substance	Presence of mold-like substance at moderate levels is observed visually.				
Mold-Like Substance	Presence of mold-like substance at high levels is observed visually.				
Mold-Like Substance	*PRESENCE OF MOLD-LIKE SUBSTANCE AT EXTREMELY HIGH LEVELS IS OBSERVED VISUALLY. (Only LT for "Unit." Still a deficiency "Inside.")				
Mold-Like Substance	Elevated moisture level.				
Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.				
Refrigerator	Refrigerator component is damaged such that it impacts functionality.				
Refrigerator	<i>Refrigerator is missing.</i>				
Retaining Wall	Retaining wall is partially or completely collapsed.				
Roof Assembly	Restricted flow of water from a roof drain, gutter, or downspout.				
Roof Assembly	Gutter component is damaged, missing, or unfixed.				
Roof Assembly	Roof surface has standing water.				
Roof Assembly	Substrate is exposed.				
Roof Assembly	Roof assembly has a hole.				
Roof Assembly	Roof assembly is damaged.				

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Area	Deficiency Description	Unit	Inside*	Outside	LT
Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.				
Sidewalk, Walkway, Ramp	Sidewalk, walkway, or ramp is blocked or impassable.				
Sidewalk, Walkway, Ramp	Sidewalk, walkway, or ramp is not functionally adequate.				
Sink	Sink or sink component is damaged or missing and the sink is not functionally adequate.				
Sink	Sink is not draining.				
Sink	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.				
Sink	<i>Cannot activate or deactivate hot and cold water.</i>				
Sink	<i>Sink is missing or not installed within the primary kitchen.</i>				
Site Drainage	Water runoff is unable to flow through the site drainage system.				
Site Drainage	Erosion is present.				
Site Drainage	Grate is not secure or does not cover the site drainage system's collection point.				
Smoke Alarm	*SMOKE ALARM IS NOT INSTALLED WHERE REQUIRED.				
Smoke Alarm	*SMOKE ALARM IS OBSTRUCTED.				
Smoke Alarm	*SMOKE ALARM DOES NOT PRODUCE AN AUDIO OR VISUAL ALARM WHEN TESTED.				
Sprinkler Assembly	*SPRINKLER HEAD ASSEMBLY IS ENCASED OR OBSTRUCTED BY AN ITEM OR OBJECT THAT IS WITHIN 18 INCHES OF THE SPRINKLER HEAD.				
Sprinkler Assembly	*SPRINKLER ASSEMBLY COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT IS DETRIMENTAL TO PERFORMANCE.				
Sprinkler Assembly	*SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.				
Sprinkler Assembly	*SPRINKLER ASSEMBLY HAS EVIDENCE OF FOREIGN MATERIAL THAT IS DETRIMENTAL TO PERFORMANCE.				
Stairs	Tread is missing or damaged.				
Stairs	Stringer is damaged.				
Steps and Stairs	Step or stair is not functionally adequate.				
Structure	*STRUCTURAL SYSTEM EXHIBITS SIGNS OF SERIOUS FAILURE.				
Toilet	*ONLY 1 TOILET WAS INSTALLED, AND IT IS MISSING.				
Toilet	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.				
Toilet	Only 1 toilet was installed, and it is damaged or inoperable.				
Toilet	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.				
Toilet	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.				
Toilet	Toilet is not secured at the base.				
Toilet	<i>Toilet cannot be used in private.</i>				
Trip Hazard	Trip hazard on walking surface.				
Ventilation	Exhaust system does not respond to the control switch.				
Ventilation	Exhaust system has restricted airflow.				
Ventilation	Exhaust system component is damaged or missing.				

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Area	Deficiency Description	Unit	Inside*	Outside	LT
Ventilation	Bathroom does not have proper ventilation or dehumidification.				
Wall - Exterior	Exterior wall covering has missing sections of at least 1 square foot per wall.				
Wall - Exterior	Exterior wall component(s) is not functionally adequate.				
Wall - Interior	Interior wall has a loose or detached surface covering.				
Wall - Interior	Interior wall component(s) is not functionally adequate.				
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.				
Water Heater	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.				
Water Heater	No hot water.				
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.				
Water Heater	*CHIMNEY OR FLUE PIPING IS BLOCKED, MISALIGNED, OR MISSING.				
Water Heater	*GAS SHUTOFF VALVE IS DAMAGED, MISSING, OR NOT INSTALLED.				
Window	Window will not open or stay open.				
Window	Window cannot be secured.				
Window	Window will not close.				
Window	Window component is damaged or missing and the window is not functionally adequate.				

Inspected by: _____

Signature: _____

Date: _____