

NSPIRE  
for Public Housing  
PowerPoints  
Day 1

December 2024

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# NSPIRE for Public Housing Day 1



*Experience — Leadership — Collaboration*



## Chapter 1 Introduction

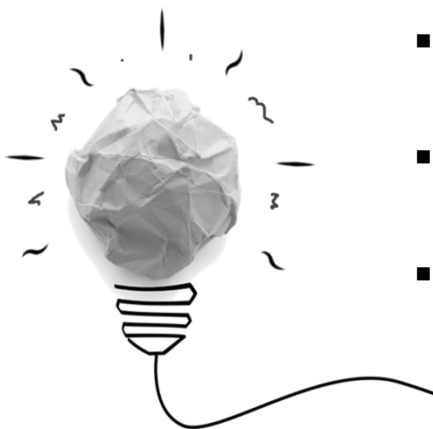


## Learning Outcomes



- Review how NPSIRE was developed
- Compare and contrast NSPIRE and UPCS
- Identify the inspectable areas under NSPIRE
- Describe the different health and safety determinations under NSPIRE
- Name the different types of inspections under NSPIRE

## Learning Outcomes



- Review the NSPIRE software
- Describe the frequency of inspections under NSPIRE
- Identify the scoring methodology under NSPIRE
- Understand minimum habitability requirements



**What is NSPIRE?**

**National  
Standards for the  
Physical  
Inspection of  
Real  
Estate**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
**NSPIRE**  
NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

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## **What is NSPIRE?**

- **New physical inspection model to inspect HUD-assisted housing**
- **Developed by HUD's Real Estate Assessment Center (REAC)**



## **NSPIRE Mission**

- **To ensure that all residents live in safe, habitable dwellings, the items and components located inside the building, outside the building, and within the units of HUD housing must be functionally adequate, operable, and free of health and safety hazards**



## What is REAC?

- **Real Estate Assessment Center**
  - Department of HUD that evaluates the physical condition of properties HUD has a financial interest or obligation to monitor
  - Conducts inspections to ensure HUD-assisted housing meets certain standards



## What does NSPIRE do?

- **Aligns multiple HUD programs to a single set of inspection standards**
  - Replaces Uniform Physical Condition Standards (UPCS) in public housing and Multifamily
  - Replaces Housing Quality Standards (HQS) in HCV and PBV



## What are the goals of NSPIRE?

- **Align housing quality expectations across HUD programs**
- **Prioritize health and safety of residents**
  - Less focus on appearance
  - Increased emphasis on the unit
- **Modernize HUD's inspection process**
  - Decrease administrative burden on PHAs
  - Streamline appeal process in PH and MF
  - Improve service delivery



## Who provided input?

- **Industry experts**
- **Third-party vendors**
- **HUD REAC**
- **Healthy Homes**
- **PHAs**
- **O/As**





## Why now?

- Standards have not been updated for 20+ years
  - New continuous improvement model
- Address industry concerns
- Modernize inspection technology
- Congress directed HUD to align inspection standards across all HUD-assisted properties



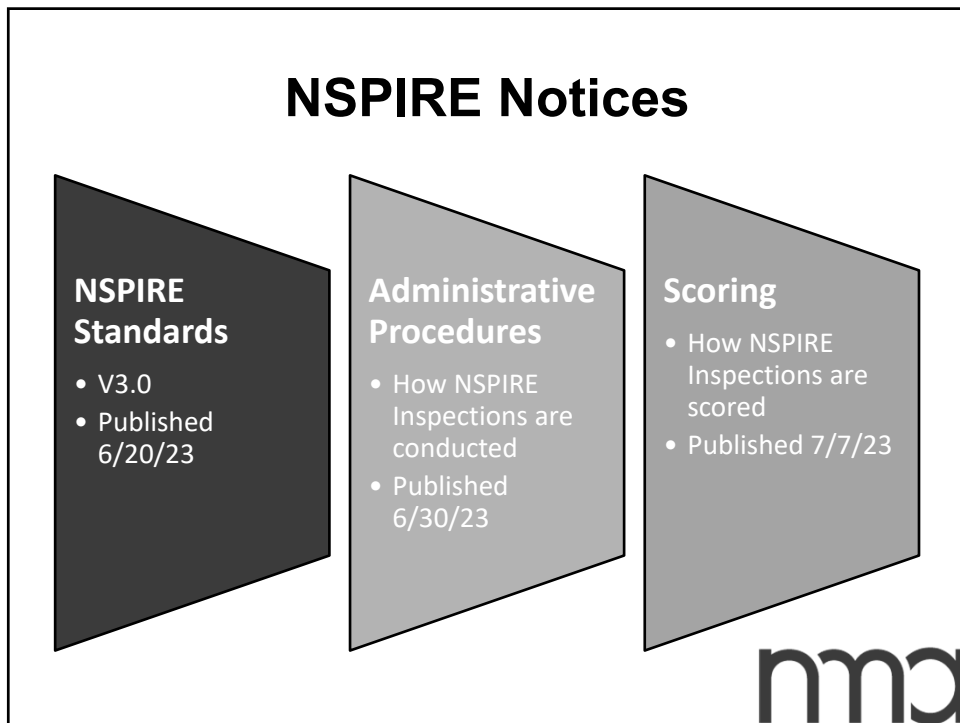
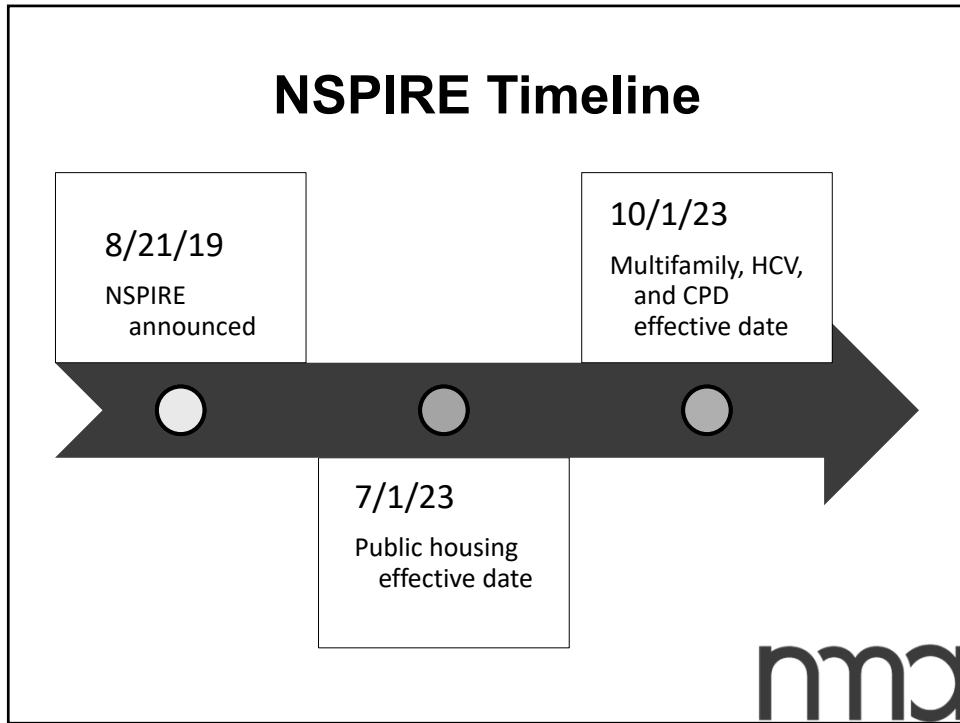
## How were standards developed?

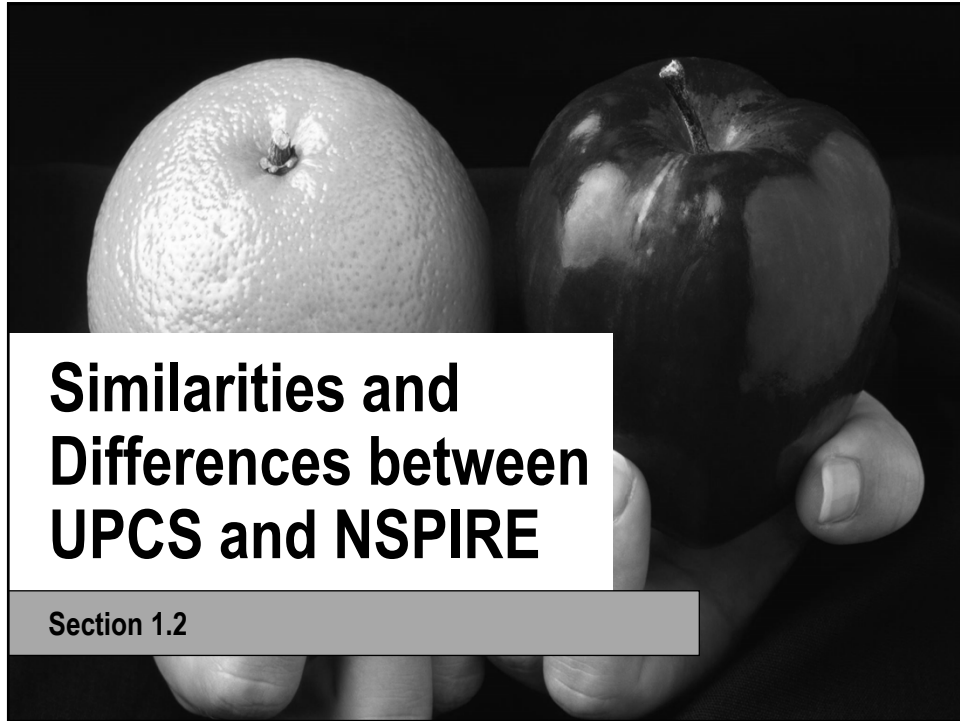
- Deficiency rationales were used to create standards
  - Each deficiency has a clearly expressed and well-supported statement that explains why that deficiency is being inspected
  - Describes the potential impact if the issue were present at a property
  - The “why” of the standard



Rationales – Resident Focus		
Code	Category	Description
R1	Health	Condition could affect resident’s mental, or physical, or psychological state.
R2	Safety	Resident could be injured because of this condition.
R3	Sanitary	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.
R4	Security	Resident cannot control access to unit or property because of this condition.
R5	Privacy	Condition limits the resident’s reasonable expectation of privacy in their dwelling.
R6	Usability or Operability of Fixtures	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.
R7	Increased Monetary Impact to Resident	Resident would incur additional costs because of this condition.

Rationales – Property Focus		
Code	Category	Description
M1	Corrective Maintenance	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.
M2	Routine Maintenance	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.
M3	Preventative Maintenance	This defect indicates that a property is not following preventative maintenance practices for the item or equipment. *This only applies to items that would normally have preventive maintenance plans.
M4	Capital Cost	This defect, on its own, is significant enough to be a capital cost to repair.
M5	Increased Monetary Impact on HUD	HUD would incur additional costs due to this condition (e.g., such as energy inefficiency).
M6	Structural	This condition indicates potential structural failure of the building or a loadbearing component *May be linked to safety depending on location.
PP1	Market Appeal	If this defect occurs, HUD or the property would suffer reputational harm.





## Similarities and Differences between UPCS and NSPIRE

Section 1.2

### What's the same?



- **Scoring still based on a 100-point scale**
  - **However, new requirements around providing proof of repair to HUD within a specified timeframe for any deficiency that was noted**
- **Frequency of inspections still based on score**
- **While inspectable areas are different, looking at similar components**

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## Differences



- **Greater emphasis on:**
  - Deficiencies occurring in the unit
  - Health, safety, and functionality defects
- **Less emphasis on:**
  - Areas where residents spend less time
  - Condition and appearance defects
  - Non-H&S items




## Differences


- Replaces “decent, safe, and sanitary, and in good repair”
- With “safe, habitable dwellings” that are “functionally adequate, operable, and free of health and safety hazards”



## Differences





- Objective deficiency criteria
- Adds affirmative habitability requirements
- No criticality levels
- Different inspectable areas
- *REAC Compilation Bulletin* no longer applicable
- 3 inspectable areas




## Differences


NSPIRE	<b>3 areas</b> <ul style="list-style-type: none"><li>• Unit</li><li>• Inside</li><li>• Outside</li></ul>	<b>5 areas</b> <ul style="list-style-type: none"><li>• Site</li><li>• Building exterior</li><li>• Building systems</li><li>• Common areas</li><li>• Units</li></ul>	UPCS
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## Differences

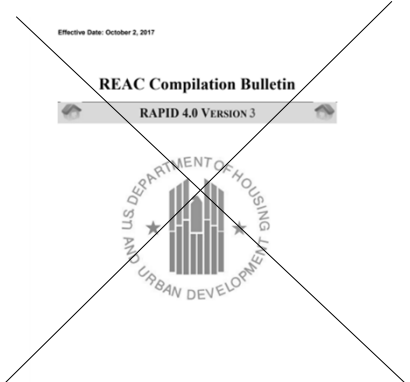


- Life-threatening deficiencies
  - Increased number
  - Criteria is clearer and objective
  - Example: carbon monoxide alarms and ventilation
  - Example: smoke alarms

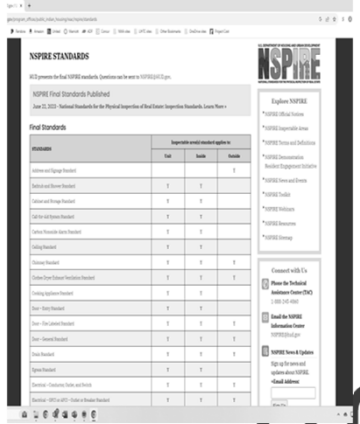



## Differences

- **REAC Compilation Bulletin no longer applicable**



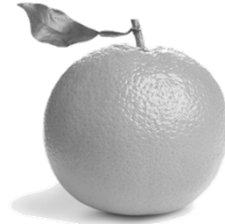
- **Replaced by NSPIRE Standards**





## Differences

- **Removed non-health and safety items such as:**
  - **Overgrown vegetation**
  - **Decorative fencing**
  - **Cosmetic conditions**
  - **Scratched counter tops**
  - **Graffiti**



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## Differences

- **Non-Industry Standards (NIS) repairs no longer applicable**
  - **How something looks doesn't necessarily correlate to health and safety or cause risk**
    - **Example: Dissimilar floor tile or overgrown vegetation that doesn't block egress or cause trip hazard**
- **Final rule allows for "interim repairs"**



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## Differences



### ▪ More stringent requirements regarding:

- Heating
- Call-for-aid systems
- GFCI/AFCI
- Electrical outlets
- Mold-like substances
- Infestation
- Structural systems
- Smoke alarms
- Carbon monoxide alarms
- Fire doors
- Gas-fueled appliance exhaust
- Guardrails



## Differences






### ▪ Inspectors will not cite:

- Graffiti
- Overgrown vegetation
- Countertops
- Water stains that aren't wet (i.e., previous leaks)
- Non-safety/security fencing
- Pools (Do cite trip hazards, sharp edges, etc. if present)





**Inspectable Areas**

 <p><b>UNIT</b></p>	 <p><b>INSIDE</b></p>	 <p><b>OUTSIDE</b></p>
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## Unit Definition

- Interior components of an individual dwelling where the resident lives



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## Unit Examples

- Balcony
- Bathroom
- Call-for-aid
- Carbon monoxide devices
- Ceiling
- Doors
- Electrical systems
- Enclosed patios
- Floors
- HVAC (where individual units provided)
- Kitchen
- Lighting
- Outlets
- Smoke alarms
- Stairs
- Switches
- Walls
- Water heater
- Windows

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## Inside Definition

- **Common areas and building systems within the building interior and are not inside a unit**



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## Inside Examples

- Basements
- Interior or attached garages
- Enclosed carports
- Restrooms
- Closets
- Utility rooms
- Mechanical rooms
- Community rooms
- Day care rooms
- Halls
- Corridors
- Stairs
- Shared kitchens
- Laundry rooms
- Offices
- Enclosed porches, patios, and balconies,
- Trash collection areas

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## Outside Definition

- Building site, building exterior components, and any building systems located outside of the building or unit



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## Outside Examples

- Fencing
- Retaining walls
- Grounds
- Lighting
- Mailboxes
- Project signs
- Parking lots
- Detached garages or carports
- Driveways
- Play areas and equipment
- Refuse disposal
- Storm draining
- Non-dwelling buildings
- Walkways

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## Inspectable Areas in the Standards

- Each standard identifies the inspectable area(s) where the standard is located
  - Some standards are only applicable to one inspectable area
  - Typically, most standards are applicable to multiple areas



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NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE  
VERSION: V2.2  
DATE PUBLISHED: 06/23/22

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DEFINITION: Unique number and name identifiers assigned to the property.  
PURPOSE: Assist in identifying and locating the property.

COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Name; Mounting; Protective enclosures; Lighting component

LOCATION:  Unit Non  
 Inside Non  
 Outside

Wear building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.

MORE INFORMATION: None

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DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.  
LOCATION:  Outside

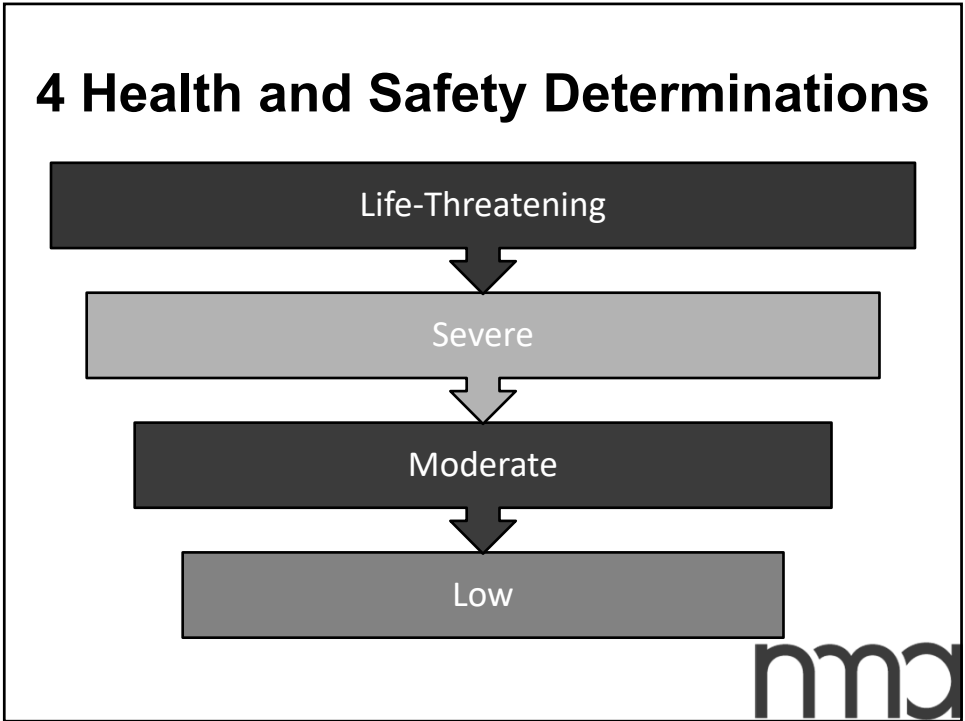
**Location**

## Non-Inspectable Areas

- Inspectors will not inspect areas of the property that are not considered housing or part of the housing project
  - Commercial or market-rate space used for nonresidential purposes
  - Sidewalks, fencing, roads and parking lots not owned or maintained by the property



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## Life-Threatening Definition

- Deficiencies that, if evident in the home or on the property, present a high risk of death or severe illness or injury to the resident





## Severe Definition

- Deficiencies that, if evident in the home or on the property present a high risk of:
  - Permanent disability, or serious injury or illness, to a resident;
  - Or the physical security or safety of a resident or their property would be seriously compromised



## Moderate Definition

- Deficiencies that, if evident in the home or on the property, present a moderate risk of:
  - An adverse medical event requiring a healthcare visit;
  - Cause temporary harm;
  - Or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects;
  - Or that the physical security or safety of a resident or their property could be compromised

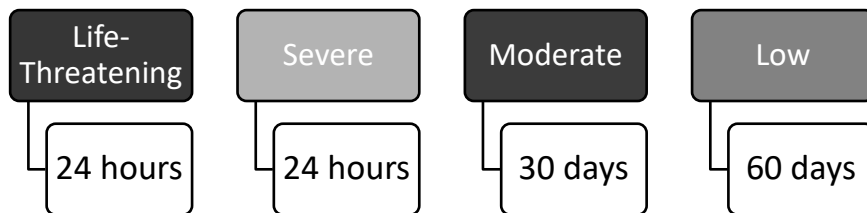


## Low Definition

- Deficiencies critical to habitability but not presenting a substantive health or safety risk to residents



## Repair Time


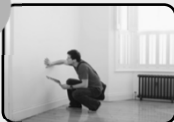






# Types of Inspections

## Section 1.5


### 3 Types of Inspections

<b>1</b>	 <b>SELF-INSPECTIONS</b> Who: Property owners and managers What: All units When: Once per year
<b>2</b>	 <b>NSPIRE INSPECTIONS</b> Who: Contract inspectors What: Sample of units When: Every 1 to 3 years
<b>3</b>	 <b>NSPIRE PLUS INSPECTIONS</b> Who: HUD Federal inspectors What: Highest sample rate When: As requested, or triggered by poor conditions






## Self-Inspections



**SELF-INSPECTIONS**  
Who: Property owners and managers  
What: All units  
When: Once per year

- **All units must be inspected annually**
  - PHA must retain results for 3 years
- **Self-inspections are not scored**
  - Provide additional data to REAC between inspections

SELF-INSPECTIONS



## Timing

- **Not specified in the regulations**
  - **May be done in conjunction with annual reexams or at the conclusion of the REAC inspection**



SELF-INSPECTIONS

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## Importance of Self-Inspections



- **Regular self-inspections are part of regular preventive maintenance rather than “just-in-time” repairs ahead of HUD-conducted inspections**

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## Required Inspection Tools

- Electrical testers (GFCI, two-pronged)
- Tape measure
- Flashlight
- Ambient temperature thermometer
- Pinless moisture meter
- Telescoping mirror
- Telescoping pole for testing smoke alarms  
/CO detectors

SELF-INSPECTIONS

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## Optional Inspection Tools

- Combustible gas leak detector device
- Infrared camera
- Carbon monoxide analyzer

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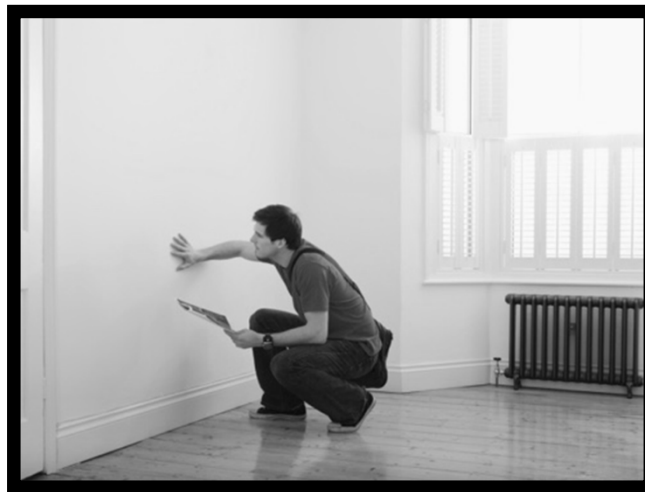
## Inspection Process

- **As part of the self-inspection process, PHAs must ensure that deficiencies previously cited and repaired as part of an NSPIRE Inspections have not subsequently failed**

SELF-INSPECTIONS

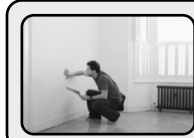
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## NSPIRE Inspections



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## NSPIRE Inspections



### NSPIRE INSPECTIONS

Who: Contract inspectors

What: Sample of units

When: Every 1 to 3 years

- **Sample of units inspected every 1 to 3 years**

NSPIRE INSPECTIONS

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## Administrative Procedures Notice

- **Notice PIH 2023-16/H 2023-07**
  - Released June 30, 2023
- **Covers the administrative procedures for before, during, and after and NSPIRE Inspection**
- **Replaces all previous UPCS-related guidance, including the Compilation Bulletin and all Inspector Notices**

NSPIRE INSPECTIONS

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## **Inspector Code of Conduct**

- HUD will issue a proposed rule in 2024 on inspector education, qualification, training, and conduct requirements
- Until new regulations are released, inspectors follow the old notice on conduct
  - Inspection Notice 2016-02 Part 1 Section D. Code of Conduct

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## **NSPIRE Inspection Protocol & Guidance August 2024 Version 1.0**

- **Objective:** To provide inspectors guidance and direction to achieve:
  - Consistent, accurate and objective REAC inspections using the NSPIRE Standards;
  - Appropriate inspector and contractor conduct and behavior during the inspection.

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## Who conducts inspections?

- **REAC conducts inspections of public housing and Multifamily properties**
  - **Public housing – Office of Public and Indian Housing (PIH)**
  - **Multifamily – Multifamily Housing (MF) and Office of Healthcare Programs (OHP)**

NSPIRE INSPECTIONS



## REAC Inspectors

- **Inspectors are:**
  - **Subcontractors or employees of private, third-party firms contracted with HUD**
  - **Certified to conduct inspections of HUD properties**
- **Inspectors have the responsibility to assist HUD in ensuring that inspections are complete, accurate, consistent, and reliable**

NSPIRE INSPECTIONS



## PHAS

- NSPIRE inspections are part of a PHA's PHAS score
  - Public
  - Housing
  - Assessment
  - System
- Report card for public housing

NSPIRE INSPECTIONS



## Four PHAS Indicators



1

**Financial  
Condition**



2

**Management  
Operations**



3

**Capital Fund**



4

**Physical  
Condition**

NSPIRE INSPECTIONS



## PHAS Points

- 100 possible points

The diagram illustrates the distribution of 100 possible PHAS points across four categories:

Category	Points
1. Financial Condition	25
2. Management Operations	25
3. Capital Fund	10
4. Physical Condition	40

Physical Condition is highlighted as the category with the most points.

- Physical condition is worth the most points.

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## PHAS Designations

<b>High Performer</b>	<ul style="list-style-type: none"> <li>90 points or above</li> </ul>
<b>Standard</b>	<ul style="list-style-type: none"> <li>Below 90 but above 60</li> </ul>
<b>Substandard</b>	<ul style="list-style-type: none"> <li>Total score of 60 or more</li> <li>But a score of less than 60 in one or more of the physical condition, financial condition, or management operations indicators</li> </ul>
<b>Troubled</b>	<ul style="list-style-type: none"> <li>Less than 60</li> <li>Or less than 50 in Capital Fund indicator</li> </ul>

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NSPIRE INSPECTIONS

## Frequency of Inspection

- **The frequency of inspection is determined by the:**
  - **Date of the last inspection**
  - **Number of PH units**
  - **PHA's PHAS score**

NSPIRE INSPECTIONS

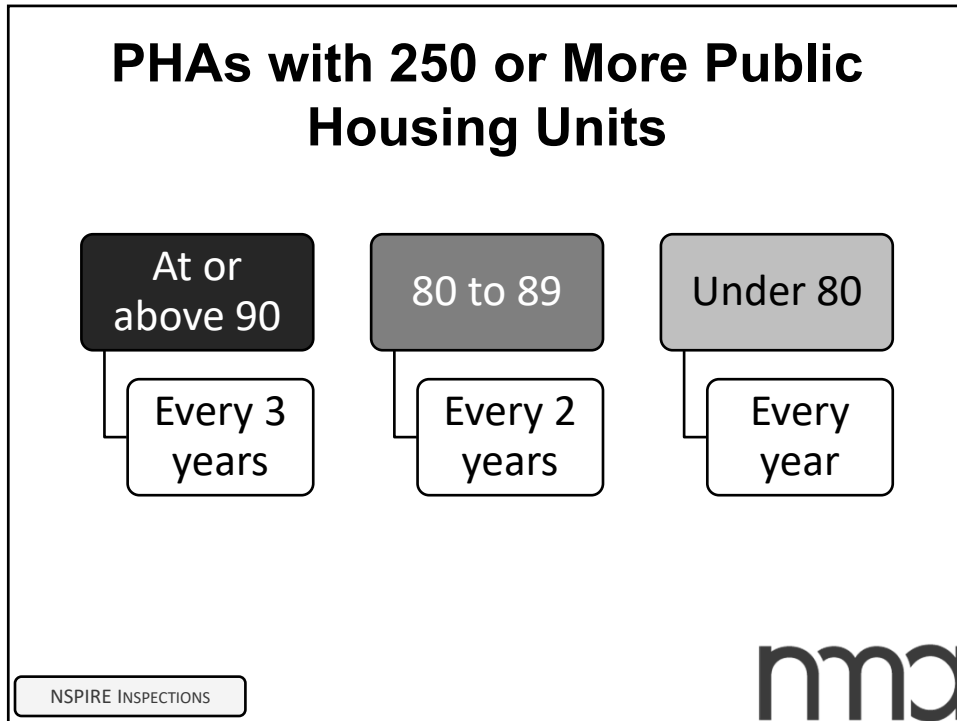
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## Date of Last Inspection

- **In the first year:**
  - **NSPIRE inspections may occur 6 months before or after the anniversary date**
- **After that:**
  - **Inspections will generally occur up to 3 months before or after the anniversary date**

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- ### Small PHAs (fewer than 250 PH units)
- High performer → Every 3 years
  - Standard or substandard → Every other year
  - All other small PHAs, including a PHA that is designated as troubled or Capital Fund Troubled → Every year
- NSPIRE INSPECTIONS
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## Small Rural PHAs

(less than 500 combined PH and HCV units)

- **Small Rural PHAs (less than 500 combined PH and HCV):**
  - **> 70 unit weighted average physical inspections (the Small Rural PHAs score) = Every 3 years**

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## Troubled Properties



- **Regardless of size, troubled properties will be inspected annually based on fiscal year end**

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## Initial Contact

- **When NSPIRE first launches:**
  - **REAC will contact field office staff and PHAs approximately 30 to 90 days prior to the planned inspection**
- **After initial implementation:**
  - **Initial contact to confirm information may be up to 120 calendar days in advance of an inspection date**

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## Preparing for the Inspection

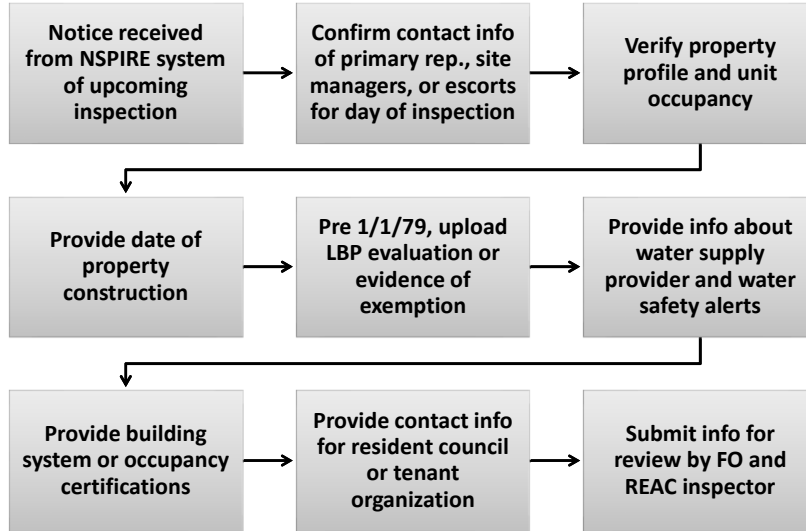
- **The PHA must ensure all building and unit information, and property contact information (including phone number and email address) is correct in HUD systems (IMS/PIC or HIP) prior to the start of the inspection**

NSPIRE INSPECTIONS





## Verification and Doc Collection



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## Scheduling



- REAC will provide a 28-calendar day notice of inspection

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## **Contractor and HUD Inspector Roles and Responsibilities**

- **Comply with REAC Inspector Notice 2016-02 Part 1 Section D. Code of Conduct**
- **Respect residents' privacy and personal property**
- **Conduct the inspections between 8:00 a.m. and 6:00 p.m.**
- **Conduct the Unit inspections between 9:00 a.m. and 5:00 p.m**

The logo for mma (McKay McKay Associates) is located in the bottom right corner of the first box. It consists of the lowercase letters 'mma' in a bold, sans-serif font.

## **Property Roles and Responsibilities**

- **Provide required documentation and certificates if not uploaded to REAC previously**
- **Provide an escort to accompany the inspector**
- **Provide access to all inspectable areas and items**
- **Address residents' concerns**
- **Ensure appliances are plugged in**
- **Move or ask residents to move items**
- **E-sign the 24-hour H&S report**

The logo for mma (McKay McKay Associates) is located in the bottom right corner of the second box. It consists of the lowercase letters 'mma' in a bold, sans-serif font.

## Property Representative Behavior

- During the inspection, the property representatives should not:
  - Interfere with or delay the inspection;
  - Block inspectable areas;
  - Dispute deficiencies or validity of observed defects;
  - Send personnel ahead of inspector to make repairs;

NSPIRE INSPECTIONS



## Property Representative Behavior

- During the inspection, the property representatives should not:
  - Ask for the inspector's advice on how to correct deficiencies;
  - Ask for the inspector's advice on how to improve their score or avoid future deficiency citations; or
  - Engage in behavior that may be considered harassment

NSPIRE INSPECTIONS



## Notice to Residents

- PHA must provide notice to all residents
- HUD suggests at least 7 days' notice through multiple communication methods
  - May be provided through paper or electronic means, including email, text messaging, or through notices posted on the community bulletin board, halls, or doors

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## Before the Inspection

- Before the inspection, the inspector will:
  - Confirm escort information
  - Confirm the residents have been notified
  - Request a rent roll or all-inclusive list
  - Identify sample units in the inspection download
  - Record the required certificates or documents

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## **Before the Inspection**

- **Before the inspection, the inspector will verify:**
  - **Offsite monitored systems**
  - **Abandoned or removed from service equipment**
  - **Property briefing on rolls and responsibilities**
  - **Consultant presence on the property**
  - **Media presence on the property**



## **Before the Inspection**

- **Before the inspection, the inspector will verify:**
  - **Building information**
  - **Units, general**
  - **Vacant units**
  - **Permanently offline building and units**
  - **Temporarily offline units**
  - **Renovation and modernization work in progress**



## **Before the Inspection Cont'd**

- **Before the inspection, the inspector will verify:**
  - **Select alternate units**
  - **Verify non-dwelling buildings**
  - **Verify commercial leased space**
  - **Verify elevator rooms**
  - **Verify disconnected utilities**
  - **Review allowable actions during the inspection in the presence of the inspector**



## **During the Inspection**

- **Inspections are to be performed during normal business hours**
  - **Must not start before 8:00 a.m.**
  - **Must end by 6:00 p.m.**
- **Inspectors must refrain from entering residents' units before 9:00 a.m. and must complete unit inspections by 5:00 p.m.**
- **The property representative is responsible for providing access to inspectable areas**



## During the Inspection



- A property representative must escort the inspector during the inspection

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## During the Inspection

- Allowable repairs during the inspection:
  - Replace missing or burned-out light bulbs
  - Plug in electric stove and burners
  - Light pilot lights on gas stove
  - Plug in bathroom exhaust fan.
  - Remove child safety protectors
    - e.g., outlet covers, cabinet/door locks, oven knob protectors, etc.

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## Sampling

- **Maximum number of units increased from 27 to 32**
- **No requirement to inspect all buildings**
  - **Building-level sampling driven by units**
  - **For any building that contains a unit in the inspection sample, the building will also be inspected**

NSPIRE INSPECTIONS

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## Sampling

- **Units inspected include:**
  - **Units randomly selected by the NSPIRE app**
  - **Up to 5 additional units recommended by the resident council or tenant organization**

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## Tenant-Selected Units and Scoring

- Tenant-selected units will not be part of the property's score, but the PHA will be required to repair any identified deficiencies
  - Except where these units overlap with the official sample, they will be included in the score

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## Vacant Units



- Vacant units will not be inspected
- The inspector must visually verify the sampled unit is vacant before selecting an alternate

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## Unable to Enter a Unit

- If the inspector is unable to enter a unit, they will select another unit from the list of alternatives
- Where the resident does not seem to be home but has been notified, the PHA should attempt to provide access
  - After knocking at least two separate times, the PHA should announce that they have opened the door and announce the purpose of the visit

NSPIRE INSPECTIONS



Units in Property	UPCS Sample	NSPIRE Sample
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	5	6
7	6	6
8	7	7
9	7	8
10	8	8
11-12	8	9
13-14	9	10
15-16	10	11
17-18	11	12
19-21	12	13
22-24	13	14
25-27	14	15

Units in Property	UPCS Sample	NSPIRE Sample
28-30	14	16
31-35	15	17
36-39	16	18
40-45	17	19
46-51	18	20
52-59	18	21
60-67	20	23
68-78	20	23
79-92	21	24
93-110	21-22	25
111-120	22-23	25
121-166	23-24	26
167-214	24-25	28
215-295	25	29
296-455	25-26	30
456-920	26	31
921+	27	32

## Normal Path of Travel

- **Outside deficiencies should only be cited when on the normal path of travel for the inspector**
  - **Limited to sidewalks, ramps, stairs, playgrounds, pools, and parking lot**



## Tenant-Owned Property

- Will not be assessed unless it affects a life safety system or puts the building at risk
  - Life safety system examples: smoke alarms, CO alarms, egress, sprinkler assembly, fire extinguishers, call-for-aid systems
- Tenant-caused damage is not the responsibility of the inspector to determine

NSPIRE INSPECTIONS



## After Inspection

- Completion of the 24-hour Health and Safety report:
  - The property representative acknowledges receipt of the 24-hour Health and Safety (H&S) report by e-signing in the NSPIRE app
  - The POA receives a link to Salesforce to access the official H&S report within 24 hours



## Life-Threatening & Severe Deficiencies



- At the end of the inspection day, the PHA receives a notice of any items classified as Life-Threatening or Severe deficiencies

NSPIRE INSPECTIONS

nmca

## 24 Hour Correction

- Life-Threatening and Severe deficiencies must be corrected within 24 hours of receipt of notice
  - 24-hour timeframe starts immediately upon notification
  - It does not pause for non-working hours, including the weekend

NSPIRE INSPECTIONS

nmca

## Certification of Correction

- **Within 2 business days of receipt of notification, the PHA must:**
  - **Electronically certify that the items have been resolved or sufficiently corrected**
  - **Provide supporting evidence**

NSPIRE INSPECTIONS

nmca

## Proof of Work

- **Proof of work can be (but is not limited to):**
  - **Work orders**
  - **Invoices**
  - **Photographs**
    - **Provided the photo is of the area cited by HUD and aligns with HUD's evidence of the location**

NSPIRE INSPECTIONS

nmca

## **What does it mean to “correct” within 24 hours?**

- **The PHA has:**
  - **Resolved or sufficiently addressed the deficiency in a manner that it no longer poses a severe health or safety risk to residents;**
  - OR**
  - **the hazard is blocked until permanent repairs can be completed**

NSPIRE INSPECTIONS

nmca

## **Repairs Taking Longer Than 24 Hours**

- **If permanent repair will take longer, the PHA must provide HUD a timeframe for HUD approval**
- **If the correction is temporary, or if professional services or materials were not available in 24 hours, the PHA must provide a target date for when the permanent correction will be completed**

NSPIRE INSPECTIONS

nmca

## Interim Repair

- **NSPIRE allows for interim repairs that remove a health and safety hazard even though those repairs are not permanent**
  - **Example: A blank cover plate may be an interim repair for a missing GFCI**

NSPIRE INSPECTIONS

mma

## Interim Repair

- **Interim repairs:**
  - **Must be fully repaired within a reasonable timeframe approved by HUD or a designee (such as a PHA)**
  - **Are not required to be aesthetically pleasing or conforming to other aspects of the building**

NSPIRE INSPECTIONS

mma



## Interim Repair

- Interim repair is acceptable under NSPIRE if:
  - It effectively removes the health and safety hazard  
AND
  - Full repair is completed within the required timeframe
- If the interim repair is implemented prior to the inspection, the timeline for full repair begins at the time of inspection, without regard to the time of the initial, pre-inspection implementation of the interim repair

NSPIRE INSPECTIONS



## Full Inspection Report

- The full NSPIRE inspection report and score will be electronically provided to the PHA, Field Office, and all residents within 15 business days

NSPIRE INSPECTIONS



## PHA Actions after the Inspection

- For properties that scored at or above 60, the PHA inspects for deficiencies based on the inspection findings



NSPIRE INSPECTIONS

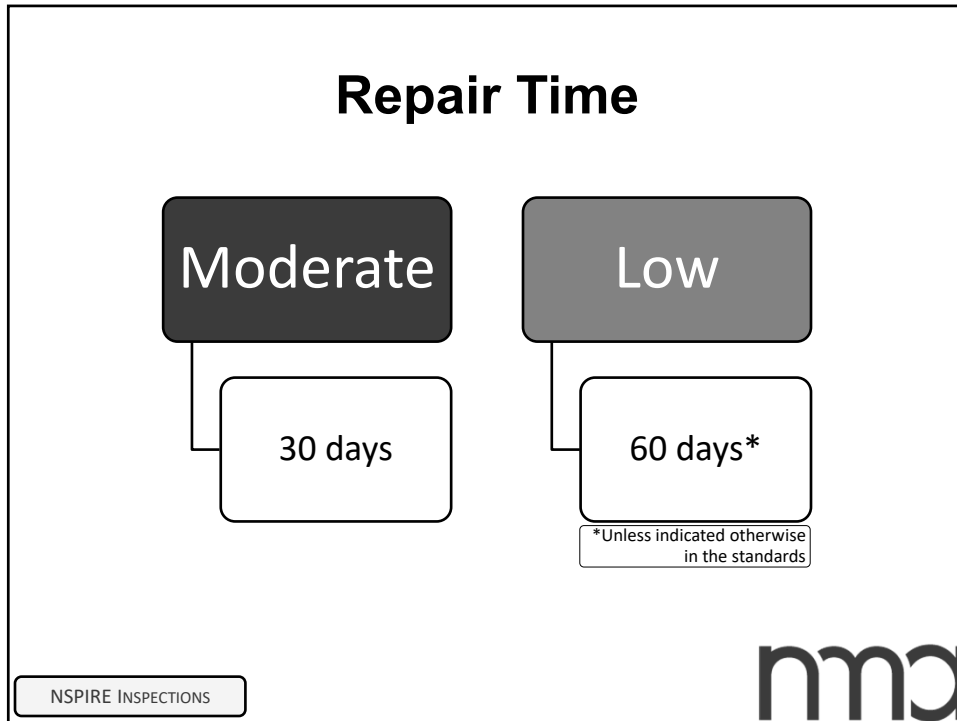
nmca

## PHA Actions after the Inspection

- Properties scoring below 60, the PHA must:
  - Conduct a survey of the entire project
    - Including all units, inside, and outside areas,
  - Within 60 days of completion of NSPIRE inspection, electronically submit a copy of the results of the survey to HUD

NSPIRE INSPECTIONS

nmca



- ### Moderate and Low Repairs
- Repairs should be permanent fixes unless otherwise approved by HUD in writing, and not just temporary corrections to block a hazard
  - If permanent repair will take longer, the PHA must provide HUD with a timeframe and submit evidence that the repair is in progress
- nmca**
- NSPIRE INSPECTIONS

## Repairs

- For all deficiencies, the PHA should prioritize permanent repairs over quick fixes that may degrade before the next inspection

NSPIRE INSPECTIONS


nmca

## NSPIRE Plus Inspections



nmca

## NSPIRE Plus Inspections



**NSPIRE PLUS INSPECTIONS**  
Who: HUD Federal inspectors  
What: Highest sample rate  
When: As requested or triggered by poor conditions

- **HUD inspectors may conduct additional inspections**
- **Triggered by poor property conditions**
  - **Troubled properties**

**nmca**

NSPIRE PLUS INSPECTIONS

## NSPIRE Plus Inspections

- **May or may not require onsite visit**
- **May require additional audits, action plans, compliance monitoring, confirmation of work order completion, etc.**

**nmca**

NSPIRE PLUS INSPECTIONS



## Scoring

- **Converts observed defects into a number score**
- **100-point scale**
- **Any score under 60 is failing**

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## **Unit Threshold Fail**

- **Regardless of overall property score, if 30 points or more are deducted due to deficiencies in the Unit inspectable area as a whole (not in an individual unit), the property has failed**
- **Inspection is scored at 59**

The logo for mma, consisting of the lowercase letters 'mma' in a bold, sans-serif font.

## **Referral to Departmental Enforcement Center (DEC)**

- **Properties that score 30 or less are automatically referred**
- **Properties that receive two successive scores under 60 may be referred**

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## Scoring Methodology

- No criticality levels
- Deficiencies scored based on two factors: severity and location
  - The type and severity of the deficiency dictates whether it impacts resident health and the corresponding timeframe for repair



## Defect Impact Weight

- Unit deficiencies are weighted most heavily
- The weight of the deduction changes depending on the location and the severity
  - LT deficiency inside a unit will lead to the largest deduction
  - Low deficiency observed outside the property will lead to the smallest deduction





## Defect Impact Weight Table

Defect Severity Level	Inspectable Area		
	Outside	Inside	Unit
Life-Threatening	49.6	54.5	60.0
Severe	12.2	13.4	14.8
Moderate	4.5	5.0	5.5
Low	2.0	2.2	2.4



## Non-Scored Defects

- HUD will not score smoke alarm or CO device defects
  - An asterisk (\*) is used for smoke alarms
  - A plus sign (+) is used for CO devices
- Applied to numerical property score
- Must still be corrected with 24-hours



## **Exigent Health and Safety Defects**

- **Under UPCS**
  - HUD provided a letter designation (a, b, c) to indicate the presence of exigent health and safety defects
- **Under NSPIRE**
  - HUD does not use letter designations
  - Instead, HUD provides a summary table of the defect observations by Defect Severity Category



## **Technical Reviews**

- **The technical review process allows PHAs to have points restored for verifiable reasons, including:**
  - HUD or inspector error
  - Adverse conditions beyond the PHA's control
  - Modernization work in progress
  - Conflicts with state or local code



## Deadline to Request

- The PHA has 45 calendar days from the date HUD provides the inspection report to the PHA to file a request for a technical review



mma

## Criteria for Requesting

- Request must be accompanied by evidence that:
  - An objectively verifiable and material error occurred

OR

  - Adverse conditions beyond the PHA's control occurred, which if corrected will result in a significant improvement in the overall score of the property

mma

## **Material Errors/Basis for Adjustments**

- **Errors**
  - Building data error
  - Unit count error
  - A non-existent deficiency error
- **Adjustments for:**
  - Factors not reflected or inappropriately reflected in physical condition score
  - Adverse conditions beyond the control of the PHA
  - Unit modernization



## **No Technical Review**

- **A technical review will not be conducted based on conditions that were corrected after the inspection**



## **Final Scores**

- **REAC will issue a draft inspection report with a preliminary score and a recordation of all defects**
- **HUD will issue a final inspection report with a final score and a recordation of all defects following the appeals process**

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## **Publishing Scores**

- **HUD publishes the PHA's score electronically**
- **For 60 days, PHA must make the physical inspection report and all related documents available to residents during regular business hours upon reasonable request for review and copying**

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## Software Overview

- Free, HUD-developed software
- Inspector will use during NSPIRE Inspections
- May be used for Self-Inspections
  - Not required for PHAs and O/As
  - May still use in-house operating systems or those provided by 3rd party software vendors



## HUD Software Advantages

- Modern, user-friendly design
- Allows for enhanced connectivity between HUD and property owners/agents
  - Open platform through Salesforce
- Promotes consistent inspections
- Allows users to:
  - Pull real-time data
  - Conduct risk assessments and predictive analysis
  - Upload certificates prior to inspection



## Software Overview

- Carries forward historical information
- Appeals made directly in the software
  - Ability to track
  - Faster response times
- Life-threatening report generated at the end of the day
  - Ability to upload copies of work orders and photos directly to show issues were mitigated



### Submitting Evidence of Mitigations for Health & Safety Deficiencies

Working draft – for discussion purposes only

104

Assessment Viewer

Assessable Record: A-074170

Assignment Manager: AM-1457-09-27-2022

Inside Standards

(1/51) 2% Completed

12. Egress \*

13. Electrical - Conductor \*

14. Electrical - GFCI or AFCI Outlet or Breaker \*

15. Electrical - Outlet and Switch \*

16. Electrical - Service Panel \*

17. Elevator \*

Electrical - GFCI or AFCI Outlet or Breaker

Electrical - GFCI or AFCI Outlet or Breaker

- AFCI breaker
- AFCI outlet
- GFCI breaker
- GFCI outlet

Cancel Next



Electrical - GFCI or AFCI Outlet or Breaker

GFCI outlet

- Test or reset button is inoperable

Cancel
Previous
Next

Electrical - GFCI or AFCI Outlet or Breaker

Corrective Timeframe

24 hours ↻

Image

\* This field is required

Add Image

Comment

Does not test

Room Inside

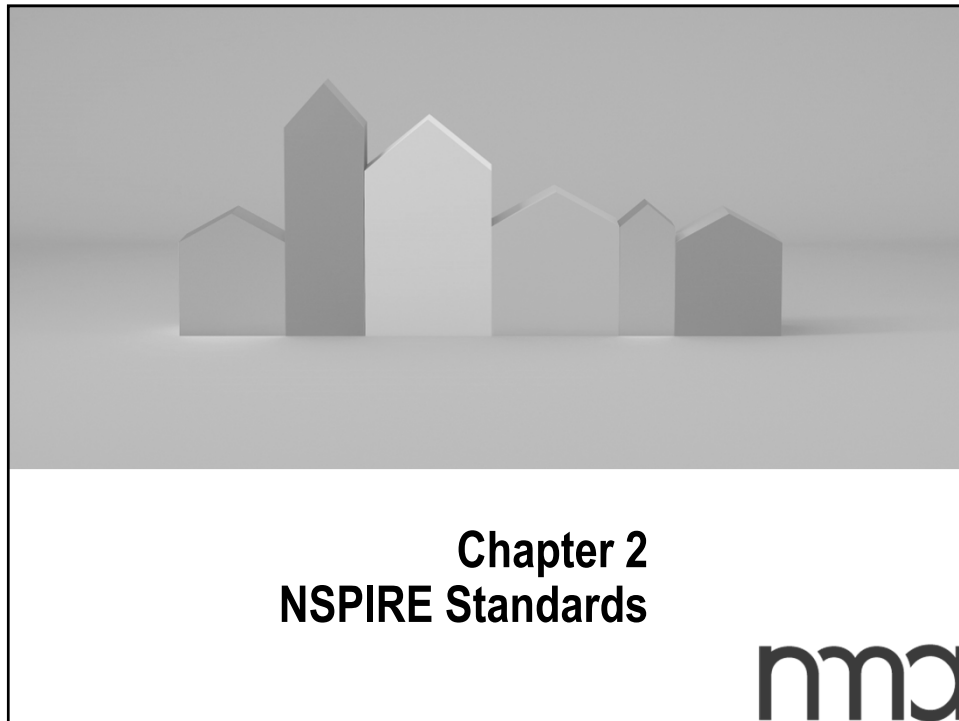
Garage ↻

Cancel
Previous

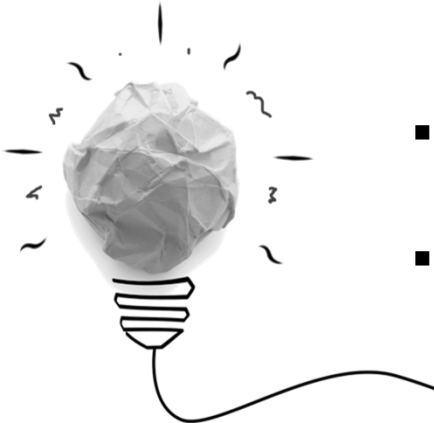
Record Deficiency

Location Building 1 Victory Square_1 Parking Garage Sampling Status In Sample Corrective Timeframe 24 hours	Electrical - GFCI or AFCI Outlet or Breaker GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable. Comment Behind ac units in garage 
Location Building 1 Victory Square_1	Electrical - Outlet and Switch An unprotected outlet is present within six feet of a water source.

nma



## Learning Outcomes



- Understand how to read a standard
- Identify and review each NSPIRE standard

The image contains a section titled "Learning Outcomes". To the left of the text is a stylized illustration of a glowing lightbulb with a textured, faceted surface and radiating lines around it, symbolizing an idea or knowledge. To the right of the lightbulb is a bulleted list of two learning outcomes.

## **Inspection Standards**

- **Final standards notice published 6/17/23**
- **Available on the NSPIRE website**
- **63 standards**
- **Will be updated at least once every 3 years with the opportunity for public comment**



## **State and Local Codes**

- **NSPIRE standards do not supersede local or state code, law or regulation**
  - **Such as fire, mechanical, plumbing, carbon monoxide, property maintenance, or residential code requirements**



## Overview of Standards

- **Each standard:**
  - **Identifies the applicable inspectable area(s)**
  - **Has anywhere from 1 to 10 subcategories of deficiencies**
- **In other words, one standard may have multiple locations and deficiencies that need to be assessed**

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## Overview of Standards

- **Health and Safety Determinations and Correction Timeframes for a standard may differ depending on location**
  - **Deficiencies occurring in units are given greater weight than when the same deficiencies occur inside or outside**

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U.S. Department of Housing and Urban Development

About Us What We Do Search

PH Home About PH Public Housing Housing Choice Vouchers Indian Housing Real Estate Assessment Center More

Home / Program Offices / Public and Indian Housing / Real Estate Assessment Center (REAC) / National Standards for the Physical Inspection of Real Estate (NSPIRE)



**NSPIRE Standards**


Learn the current version of the developing NSPIRE standards, how to submit feedback, and what kind of feedback HUD is looking for. [LEARN MORE](#)

**THE BUILDING OF A NEW INSPECTION MODEL – NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)**

Demonstration Update

January 25, 2023 – Notice of Modification to the Demonstration To Assess the National Standards for the Physical Inspection of Real Estate and Associated Protocols

HUD's Real Estate Assessment Center (REAC) assists in improving housing quality by performing accurate, credible, and reliable assessments of HUD's real estate portfolio. REAC's primary mission is to provide our customers with independent, actionable assessments that advance risk-informed decisions about the condition of the nation's affordable housing portfolio. The new NSPIRE model prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the true physical conditions of the property. The NSPIRE model supports the adoption of sound, year-round maintenance practices.



**NSPIRE**

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Explore NSPIRE

- NSPIRE Official Notices
- NSPIRE Mission and Vision
- NSPIRE Assessors
- **NSPIRE Standards**
- NSPIRE Inspection Types
- NSPIRE Inspectable Areas
- NSPIRE Deficiency Categories
- NSPIRE Deficiency Rationales
- NSPIRE Terms and Definitions
- NSPIRE Demonstration Notice
- Voluntary Demonstration Registration
- Demonstration Property Selections
- NSPIRE Demonstration Resident Engagement Initiative
- NSPIRE Stories
- NSPIRE News and Events
- NSPIRE Webinars
- NSPIRE Workshops
- NSPIRE Resources
- NSPIRE Sitemap

The screenshot shows the NSPIRE website interface. At the top, there is a navigation bar with the U.S. Department of Housing and Urban Development logo and a search bar. Below the navigation bar, there are links for PH Home, About PH, Public Housing, Housing Choice Vouchers, Indian Housing, Real Estate Assessment Center, and More. The main content area features a breadcrumb trail: Home / Program Offices / Public and Indian Housing / Real Estate Assessment Center (REAC) / National Standards for the Physical Inspection of Real Estate (NSPIRE) Standards. The page title is "NSPIRE STANDARDS". A sub-header reads "HUD Seeks Stakeholder Feedback on Standards". Below this, a paragraph states: "Following intensive review and revision, HUD presents a fully updated set of NSPIRE standards. The improvements in this release focus on technical accuracy, relevance, and clarity. We welcome your comments on all aspects of the standards." A list of links includes: Standards Update, Current Standards, How to Navigate NSPIRE Standards, and Related Links. A "Standards Update" section notes: "HUD published the Proposed National Standards for the Physical Inspection of Real Estate (NSPIRE) in the Federal Register on June 16, 2022. The public comment period closed on August 1, 2022. The final set of standards will be published in the Federal Register following HUD's review and adjudication of public comments." A "Current Standards" section contains a table with columns for STANDARDS, Version, Last Updated, and Inspectable area(s) standard applies to: (Unit, Inside, Outside). A sidebar on the right titled "Explore NSPIRE" lists various resources like Official Notices, Mission and Vision, Answers, Concept, Inspection Types, etc.

STANDARDS	Version	Last Updated	Inspectable area(s) standard applies to:		
			Unit	Inside	Outside
Address and Signage Standard	2.2	06-23-2022			Y
Bathub and Shower Standard	2.2	06-23-2022	Y	Y	
Cabinets Standard	2.2	06-23-2022	Y	Y	
Call-for-Aid System Standard	2.2	06-23-2022	Y	Y	
Carbon Monoxide Alarm Standard	2.2	06-23-2022	Y	Y	
Ceiling Standard	2.2	06-23-2022	Y	Y	
Chimney Standard	2.2	06-23-2022	Y	Y	Y

## How to Read a Standard

### 1. FRONT MATTER

- Identifies and defines inspectable item
- Identifies area(s) in which to evaluate the item
- Lists deficiencies and their inspectable location(s)

### 2. DEFICIENCIES

- Presented in order of inspectable area
- Deficiency title
- Deficiency Criteria
- Health & Safety Determination
- Inspection Process

### 3. SUMMARY OF CHANGES

Summarizes revision history of each standard



# 1. Front Matter



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE  
VERSION: V3.0  
DATE PUBLISHED: 06/20/23

DEFINITION: Unique number and name identifiers assigned to the property.  
PURPOSE: Assist in identifying and locating the property.  
COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component  
LOCATION:  Unit None  
 Inside None  
 Outside Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.  
MORE INFORMATION: None

DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.  
LOCATION:  Outside

# 1. Front Matter



INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE  
VERSION: V3.0  
DATE PUBLISHED: 06/20/23

DEFINITION: Unique number and name identifiers assigned to the property.  
PURPOSE: Assist in identifying and locating the property.  
COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component  
LOCATION:  Unit None  
 Inside None  
 Outside Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.  
MORE INFORMATION: None

DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.  
LOCATION:  Outside



# 1. Front Matter



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE

**DEFINITION:** Unique number and name identifiers assigned to the property.

**PURPOSE:** Assist in identifying and locating the property.

**COMMON COMPONENTS:** Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component

- Inside None
- Outside Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.

MORE INFORMATION: None

DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.

LOCATION:  Outside

# 1. Front Matter



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE

VERSION: V3.0

DATE PUBLISHED: 06/20/23

**LOCATION:**

- Unit None
- Inside None
- Outside Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.

**MORE INFORMATION:** None

## 1. Front Matter



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE  
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DEFINITION: Unique number and name identifiers assigned to the property.  
 PURPOSE: Assist in identifying and locating the property.  
 COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component  
 LOCATION:  Unit None  
 Inside None

DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.  
 LOCATION:  Outside

## 2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 1 – OUTSIDE: ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.

DEFICIENCY CRITERIA: Address or building identification codes are broken, illegible, or not visible.


HEALTH AND SAFETY DETERMINATION: Moderate  
 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days  
 HCY PASS / FAIL: Fail  
 HCY CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:
  - Look at the property and locate any signage or address.
  - Look at individual buildings on the property and locate any signage or building identification codes identifying the building.
- REQUEST FOR HELP: - None
- ACTION: - Approach the entrance to the building from the main street, road, or parking area.
- MORE INFORMATION: - None

## 2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

**DEFICIENCY I – OUTSIDE:** ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.

---

**DEFICIENCY CRITERIA:** Address or building identification codes are broken, illegible, or not visible.

have long-lasting adverse health effects, or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

**OBSERVATION:**

- Look at the property and locate any signage or address.
- Look at individual buildings on the property and locate any signage or building identification codes identifying the building.

**REQUEST FOR HELP:** - None


**ACTION:**

- Approach the entrance to the building from the main street, road, or parking area.

**MORE INFORMATION:** - None

---

## 2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE



**DEFICIENCY I – OUTSIDE:** ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.

---

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**HEALTH AND SAFETY DETERMINATION:** Moderate

The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:**   
**HCV PASS / FAIL:**   
**HCV CORRECTION TIMEFRAME:** 30 days

**REQUEST FOR HELP:** - None

**ACTION:**

- Approach the entrance to the building from the main street, road, or parking area.

**MORE INFORMATION:** - None

---

## 2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY I – OUTSIDE: ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.

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CORRECTION TIMEFRAME: 30 days

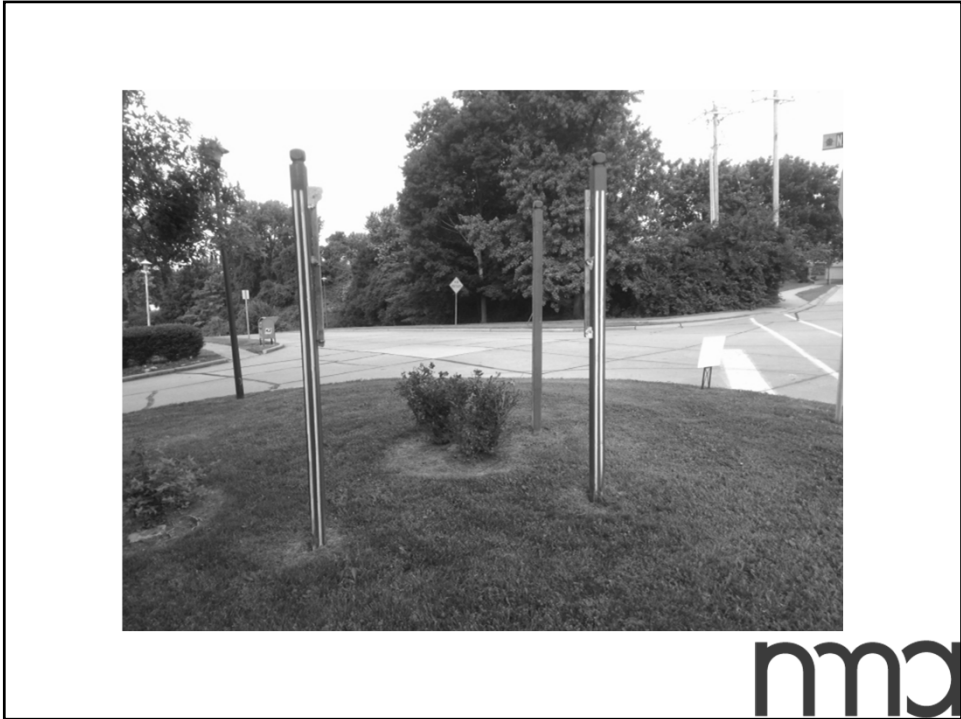
HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days


### INSPECTION PROCESS:

- OBSERVATION:**
- Look at the property and locate any signage or address.
  - Look at individual buildings on the property and locate any signage or building identification codes identifying the building.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Approach the entrance to the building from the main street, road, or parking area.
- MORE INFORMATION:**
- None





### 3. Summary of Changes



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

**SUMMARY OF CHANGES**

TITLE: ADDRESS AND SIGNAGE  
 VERSION: V2.2  
 DATE PUBLISHED: 06/23/22

Field	Change	Version	Date
---	Abbreviated published version	V2.2	2022-06-23
	Name Variants	Removed from published version	
	Common Materials	Removed from published version	
	Materials	Removed from published version	
	Tools or Equipment	Removed from published version	
Deficiency I		V2.2	2022-06-23
	Health and Safety Determination	Relabeled from "Scantlan" to "Hideman"	
---	Copy edits	V2.1	2021-04-02
Deficiency I		V2.0	2020-10-28
	Health and Safety Determination	Added standardized description	
	ICF Pass/Fail	Field added; response report as "Iaf"	
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31

### Terms Used in the Standards

Damaged

Visibly defective; impacts functionality

Inoperable

Component is not meeting function or purpose, with or without visible damage


Missing

Evidence of prior installation but is now not present or is incomplete




### Terms Used in the Standards

Visually Accessible	}	Can be reasonably accessed and observed
Reasonably Accessible	}	Can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property



### Terms Used in the Standards

POA	}	Property owner or agent
e.g.	}	For example
i.e.	}	That is



## Habitable Room Definition

- A room in a building for living, sleeping, eating, or cooking
- Excluding bathrooms, toilet rooms, closets, hallways, storage or utility spaces, and similar areas



## Affirmative Habitability Requirements

Section 2.2



## **Affirmative Requirements**

- **New regulation at 24 CFR 5.703**
- **What is an affirmative requirement?**
  - **Basic requirements for an assisted unit and property that must be met for participation**
  - **Minimum requirements for habitability**

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## **Scoring**

- **HUD will not score affirmatives until at least October 1, 2025**
  - **Not scored**
  - **Designated by a (^) symbol**

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## Scoring

- Once they are scored, generally, will be designated as pass/fail
- If they are not met, they will be cited, and must be corrected

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## Outside Affirmatives



mma

## Outside Affirmatives

Standard	Affirmative Requirement
1. Electrical – GFCI or AFCI – Outlet or Breaker	Outlets within 6 feet of a water source must be GFCI protected
2. Guardrail	Must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically



## Inside Affirmatives



## Inside Affirmatives

Standard	Affirmative Requirement
1. Carbon Monoxide Alarm	Must meet or exceed the carbon monoxide detection standards set by HUD
2. Electrical – GFCI or AFCI – Outlet or Breaker	Any outlet installed within 6 feet of a water source must be protected
3. Guardrail	Must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically



## Inside Affirmatives

Standard	Affirmative Requirement
4. HVAC	May not contain unvented space heaters that burn gas, oil, or kerosene
5. HVAC	Must have operable permanently installed heating source from October 1 through March 31.



## Inside Affirmatives

Standard	Affirmative Requirement
6. Lighting – Interior	Must have permanently mounted light fixture in any kitchens and each bathroom
7. Smoke Alarm	Must include at least one battery-operated or hard-wired smoke alarm, in proper working condition, on each level of the property



## Unit Affirmatives



## Unit Affirmatives

Standard	Affirmative Requirement
1. Bathtub and Shower	Include its own bathroom or sanitary facility that is in proper operating condition and usable in privacy <ul style="list-style-type: none"> <li>• Must contain a sink, a bathtub or shower, and an interior flushable toilet</li> </ul>
2. Cabinet and Storage	Must have food storage space
3. Carbon Monoxide Alarm	Meet or exceed the carbon monoxide detection standards set by HUD



## Unit Affirmatives

Standard	Affirmative Requirement
4. Cooking Appliance	Must have a cooking appliance
5. Electrical – GFCI or AFCI – Outlet or Breaker	Outlets within 6 feet of a water source must be GFCI protected
6. Food Preparation Area	Must have adequate food preparation area
7. Guardrail	Must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically



## Unit Affirmatives

Standard	Affirmative Requirement
8. HVAC	For certain climate zones, must have operable permanently installed heating source
9. HVAC	May not contain unvented space heaters that burn gas, oil, or kerosene
10. Lighting – Interior	Must have permanently mounted light fixture in any kitchens and each bathroom



## Unit Affirmatives

Standard	Affirmative Requirement
11. Minimum Electrical and Lighting	Must have at least 2 working outlets or 1 working outlet and 1 permanently installed light fixture within each habitable room
12. Refrigerator	Must have a refrigerator
13. Sink	Must have hot and cold running water in both the bathroom and kitchen <ul style="list-style-type: none"> <li>• Including an adequate source of safe drinking water in the bathroom and kitchen</li> </ul>



## Drinking Water

- HUD will not inspect for water quality
  - For information collection purposes only and will not be scored
- Safe drinking water only entails:
  - Visual inspection for lead service lines
  - Assessment (via an information request, not physical inspection) if there has been a water outage or water alert and the response, if an outage or alert has occurred



## Unit Affirmatives

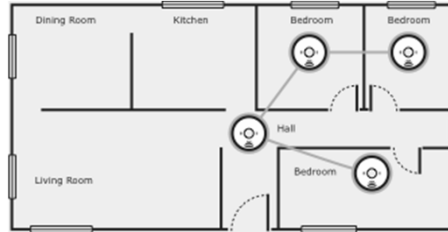
Standard	Affirmative Requirement
14. Sink	Must be present within the primary kitchen
15. Toilet	Must have adequate privacy
16. Smoke Alarm	Include at least one battery-operated or hard-wired smoke alarm, in proper working condition, in the following locations: <ul style="list-style-type: none"> <li>• On each level of the unit;</li> <li>• Inside each bedroom;</li> <li>• Within 21 feet of any door to a bedroom measured along a path of travel; and...</li> </ul>





## Unit Affirmatives

- Where a smoke alarm installed outside a bedroom is separated from an adjacent living area by a door, a smoke alarm must also be installed on the living area side of the door



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## Unit Affirmatives

- If the unit is occupied by any hearing-impaired person, the smoke alarms must have an alarm system designed for hearing-impaired persons

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## Bathtub and Shower

<b>Definition:</b>	Fixtures typically found in bathrooms that dispense clean water used for bathing and self-care which also contain a method for draining used water.
<b>Common Components:</b>	Bathtub; Bathtub decorative side panel; Shower; Tub or shower valve; Shower head; Faucet; Drain; Mechanical water stopper; Drain cover; Diverter valve; Glass door; Enclosure
<b>More Information:</b>	None

## Bathtub and Shower

**Deficiency 1:** Only 1 bathtub or shower is present and it is inoperable or does not drain.

**Deficiency Criteria:**

**Unit:** Only 1 bathtub or shower is present within the unit and it is inoperable or standing water is present such that the inspector believes water is unable to drain.

**Inside:** Only 1 bathtub or shower is present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain.

**H&S Determination:**

**Unit:** Severe

**Inside:** Low

**Correction Timeframe:**

**Unit:** 24 hours

**Inside:** 60 days

## Bathtub and Shower

**Deficiency 1:** Only 1 bathtub or shower is present and it is inoperable or does not drain.

**More Information:**

- Unit:**
- If a handle or knob is missing, but the inspector is able to evaluate if there is water supply to at least 1 bathtub or shower fixture, then evaluate the missing component(s) under Deficiency 3.
  - If hot water does not dispense after the handle or knob is engaged, then it should be evaluated under the Water Heater standard.
  - In the event that a bathtub or shower was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident’s primary bathtub or shower.

## Bathtub and Shower

Deficiency 1: Only 1 bathtub or shower is present and it is inoperable or does not drain.

### More Information:

- Inside:
- If a handle or knob is missing, but the inspector is able to evaluate if there is water supply to at least 1 bathtub or shower fixture, then evaluate the missing component(s) under Deficiency 3.
  - If hot water does not dispense after the handle or knob is engaged, then it should be evaluated under the Water Heater standard.



## Bathtub and Shower

**Deficiency 2:** A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.

**Deficiency Criteria:**

**Unit:** A bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational.

**Inside:** A bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational.

## Bathtub and Shower

**Deficiency 2:** A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.

**H&S Determination:**

**Unit:** Moderate

**Inside:** Low

**Correction Timeframe:**

**Unit:** 30 days

**Inside:** 60 days

**More Information:**

- Unit & Inside:**
- If a handle or knob is missing, but the inspector is able to evaluate if there is water supply to at least 1 bathtub or shower fixture, then evaluate the missing component(s) under Deficiency 3.
  - If hot water does not dispense after the handle or knob is engaged, then it should be evaluated under the Water Heater standard.



## Bathtub and Shower

Deficiency 3: Bathtub component or shower component is damaged, inoperable, or missing such that it **may limit** the resident's ability to maintain personal hygiene.

### Deficiency Criteria:

Unit & Inside:	Bathtub component or shower component is damaged such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing such that it may limit the resident's ability to maintain personal hygiene.
-------------------	---

## Bathtub and Shower

Deficiency 3: Bathtub component or shower component is damaged, inoperable, or missing such that it **may limit** the resident’s ability to maintain personal hygiene.

**H&S Determination:**

Unit: Moderate  
 Inside: Low

**Correction Timeframe:**

Unit: 30 days  
 Inside: 60 days

## Bathtub and Shower

Deficiency 3: Bathtub component or shower component is damaged, inoperable, or missing such that it **may limit** the resident’s ability to maintain personal hygiene.

**More Information:**

Unit: • Damaged, inoperable, or missing components that may limit the resident’s ability to maintain personal hygiene may include but are not limited to:

- A singular water fixture within the bathtub or shower;
- Control knob or lever;
- Diverter valve;
- Shower pan or tub; or
- Discoloration impacting 50% or more of the bathtub or shower.

## Bathtub and Shower

Deficiency 3: Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident’s ability to maintain personal hygiene.

### More Information:

- Unit:
- If a stopper is damaged, inoperable, or missing, then it should be evaluated under Deficiency 4.
  - In the event that a bathtub or shower was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident’s primary bathtub or shower.

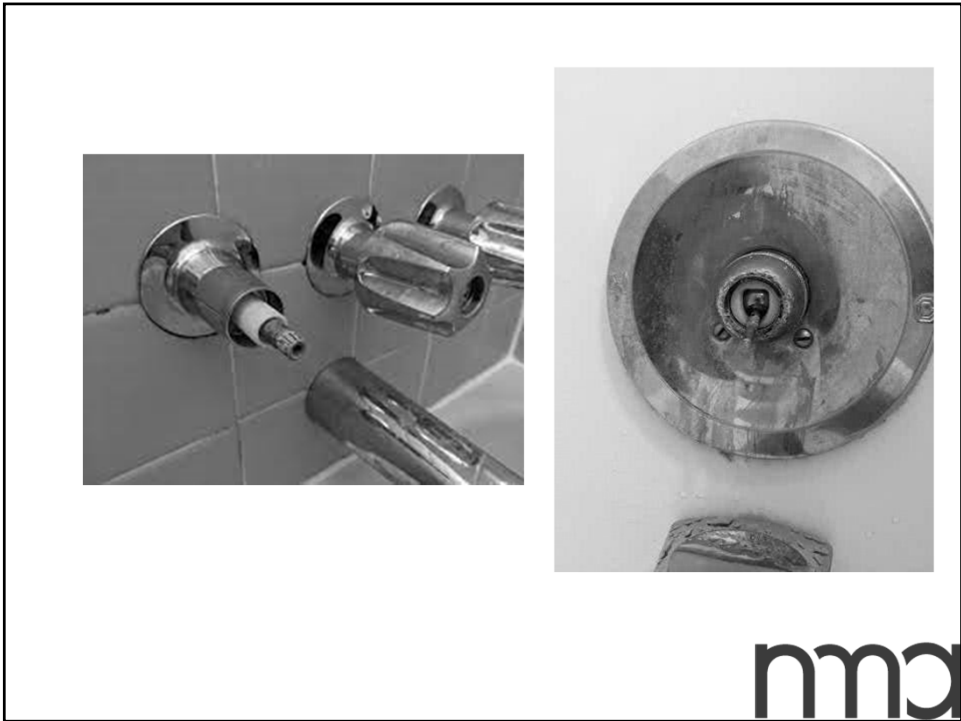
## Bathtub and Shower

Deficiency 3: Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident’s ability to maintain personal hygiene.

### More Information:

- Inside:
- Damaged, inoperable, or missing components that may limit the resident’s ability to maintain personal hygiene may include but are not limited to:
    - A singular water fixture within the bathtub or shower;
    - Control knob or lever;
    - Diverter valve;
    - Shower pan or tub; or
    - Discoloration impacting 50% or more of the bathtub or shower.
  - If a stopper is damaged, inoperable, or missing, then it should be evaluated under Deficiency 4.







## Bathtub and Shower

Deficiency 4: Bathtub component or shower component is damaged, inoperable, or missing and it **does not limit** the resident's ability to maintain personal hygiene.

### Deficiency Criteria:

Unit: Bathtub component or shower component is damaged and it does not limit the resident's ability to maintain personal hygiene.  
OR  
Bathtub component or shower component is inoperable and it does not limit the resident's ability to maintain personal hygiene.  
OR  
Bathtub component or shower component is missing and it does not limit the resident's ability to maintain personal hygiene.

## Bathtub and Shower

Deficiency 4: Bathtub component or shower component is damaged, inoperable, or missing and it **does not limit** the resident’s ability to maintain personal hygiene.

H&S Determination:

Unit: Low

Correction Timeframe:

Unit: 60 days

More Information:

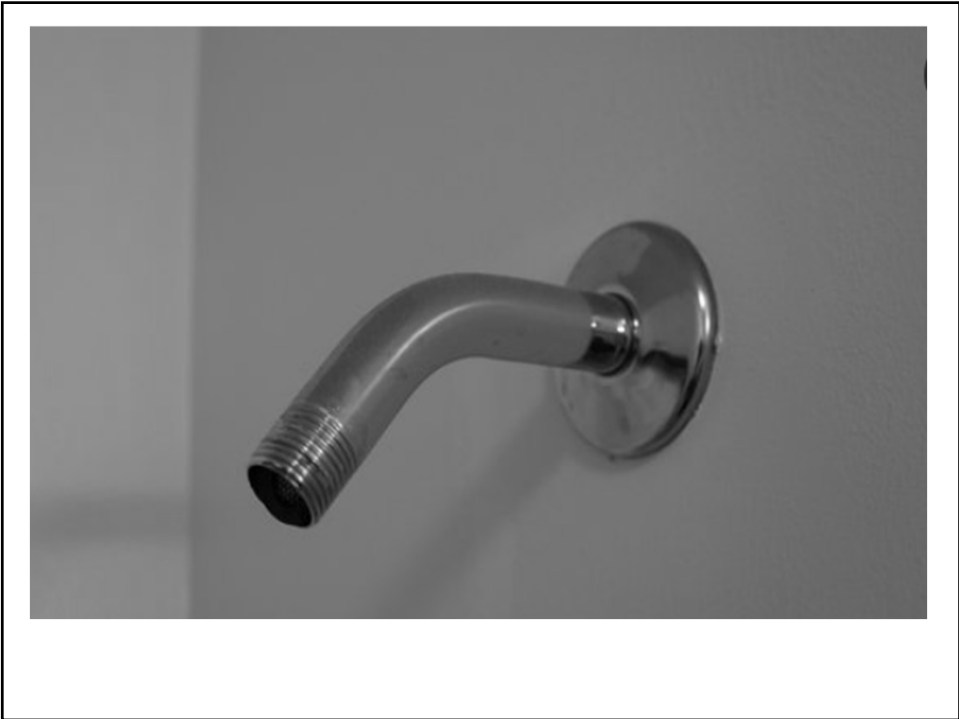
- Unit:
- Damaged, inoperable, or missing components that do not limit the resident’s ability to maintain personal hygiene may include but are not limited to:

## Bathtub and Shower

Deficiency 4: Bathtub component or shower component is damaged, inoperable, or missing and it **does not limit** the resident’s ability to maintain personal hygiene.

More Information:

- Unit:
- Stopper (mechanical or non-mechanical);
  - Curtain; or
  - Discoloration impacting less than 50% of the bathtub or shower.
  - In the event that a bathtub or shower was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident’s primary bathtub or shower.



## Bathtub and Shower

**Deficiency 5: Bathtub or shower cannot be used in private.**

### Deficiency Criteria:

Unit\* & Inside: Bathtub or shower cannot be used in private.

### H&S Determination:

Unit & Inside: Moderate

### Correction Timeframe:

Unit & Inside: 30 days

### More Information:

- Unit & Inside: • For the purpose of this Standard, the resident should be able to use the bathtub or shower without being observed from an adjacent area or exterior space.

\*AHR: UNIT



## Cabinet and Storage

**Definition:** Dedicated space for food, goods, or other items.

**Common Components:** Door; Drawer; Hinge; Knob; Drawer guide or slide; Shelf; Case or box

**More Information:** None

## Cabinet and Storage

**Deficiency 1:** Food storage space is not present.

**Deficiency Criteria:**

**Unit\*:** Food storage space is not present.

**H&S Determination:**

**Unit:** Moderate

**Correction Timeframe:**

**Unit:** 30 days

**More Information:**

**Unit:** • The presence of cold food storage should be evaluated under the Refrigerator standard.

\*AHR: UNIT



## Cabinet and Storage

Deficiency 2: Storage component is damaged, inoperable, or missing.

### Deficiency Criteria:

Unit & Inside:	50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged.
	OR
	50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable.
	OR
	50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing.

## Cabinet and Storage

**Deficiency 2: Storage component is damaged, inoperable, or missing.**

**H&S Determination:**

Unit: Moderate

Inside: Low

**Correction Timeframe:**

Unit: 30 days

Inside: 60 days

**More Information:**

- |                |   |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> <li>• To calculate the percentage of components that are deficient, evaluate kitchen, bath, and laundry separately.</li> <li>• Deficiencies are based on defects observed on individual components (e.g., doors, drawers, or shelves) as a percentage of the same component's total for all the storage components in the room.</li> </ul> |
|----------------|---|

## Action

- **Drawers and doors should open fully until stopped by the inherent limitations of the hinges or slide tracks**
- **Some slide tracks do not have stops; in these instances, open the drawer until you can see the back of the drawer**









## Call-for-Aid System

<b>Definition:</b>	A call system used by a resident to summon aid during a medical emergency.
<b>Common Components:</b>	Annunciator; Pull cord; Speaker; Lights; Alarm; Faceplate
<b>More Information:</b>	For the purposes of this inspection, personal “wireless call-for-aid systems” typically worn around a resident’s neck are not to be inspected.

## Call-for-Aid System

**Deficiency 1:** System is blocked, or pull cord is higher than 6 inches off the floor.

### Deficiency Criteria:

Unit & System is blocked.  
Inside: OR  
Pull cord end is higher than 6 inches off the floor.

### H&S Determination:

Unit & Life-Threatening  
Inside:

### Correction Timeframe:

Unit & 24 hours  
Inside:

### More Information:

Unit & • If the call-for-aid system is a button-only device, then do not  
Inside: record a deficiency for a pull cord end that is higher than 6 inches off the floor.





## Call-for-Aid System

**Deficiency 2: System does not function properly.**

### Deficiency Criteria:

Unit & Inside: A call-for-aid system does not emit sound or light or send a signal to the annunciator.  
OR  
The annunciator does not indicate the correct corresponding room.  
OR  
Pull cord is missing.  
OR  
Pull cord is tied up such that it cannot be engaged.

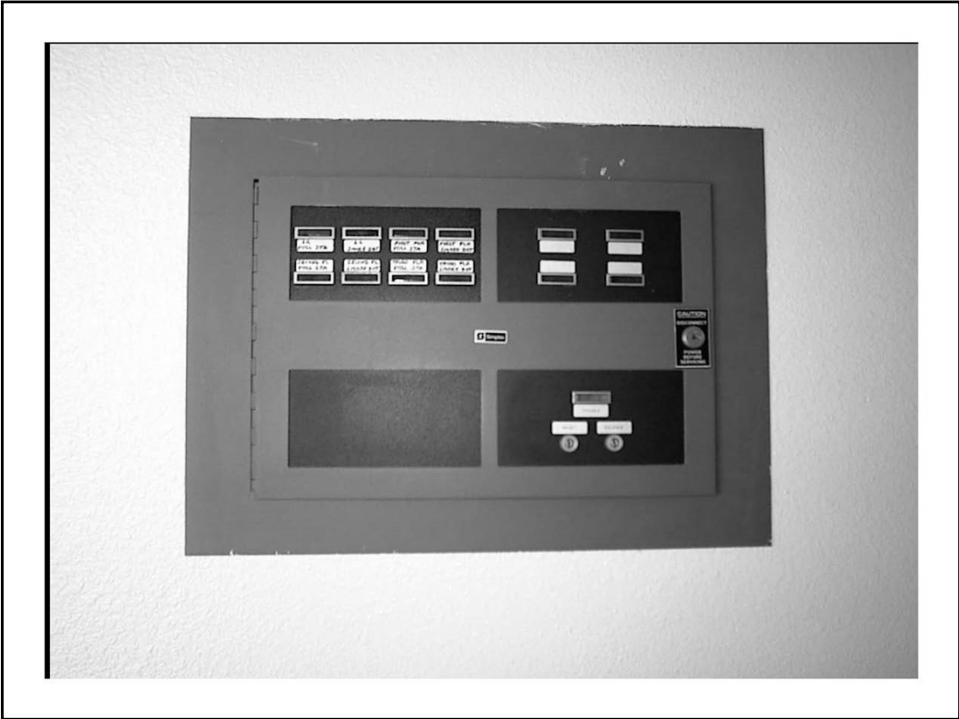
### H&S Determination:

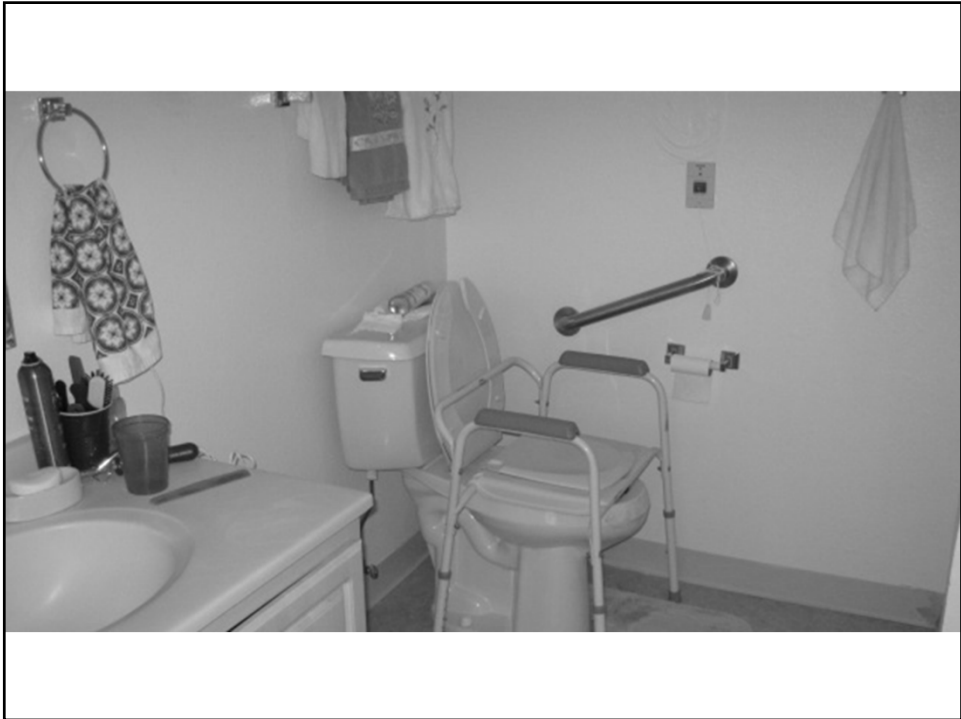
Unit & Inside: Life-Threatening

### Correction Timeframe:

Unit & Inside: 24 hours







## Call-for-Aid System

**Deficiency 2: System does not function properly.**

### More Information:

- |                |   |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> <li>• If the property has third-party documentation of a call-for-aid inspection, then the inspector does not need to test call-for-aid stations. Instead, the inspector should:                             <ul style="list-style-type: none"> <li>• Verify that the documentation addresses all parts of the call-for-aid system.</li> <li>• Verify that the third-party documentation is dated within the last 12 months of the inspection date.</li> </ul> </li> </ul> |
|----------------|---|

## Call-for-Aid System

**Deficiency 2: System does not function properly.**

### More Information:

- |                |  |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> <li>• If the call-for-aid system is abandoned:                             <ul style="list-style-type: none"> <li>• Do not evaluate call-for-aid systems if all pull stations have been removed and all that remains are the indicator lights, audible indicators, or annunciator panel.</li> <li>• The primary consideration is that no part of the user interface remains.</li> </ul> </li> <li>• If the call-for-aid system is a button-only device, then do not record a deficiency for a missing pull cord.</li> </ul> |
|----------------|--|





## Carbon Monoxide Alarm

**Definition:** A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal, or if the unit is occupied by a person with a hearing impairment, a distinct visual alarm or combination of audible and visual alarms. It incorporates a sensor, control components and an alarm notification appliance in a single unit.

## Carbon Monoxide Alarm

**Common Components:** Sensor; power source / battery; casing; wiring; base; alarm / alarm circuit; strobe light; LCD panel / visual display; microprocessor; circuit board

- More Information:**
- This is not a replacement for a code inspection.
  - All requirements of IFC Sections 915 and 1103 must be met, even though only the criteria listed herein will be inspected for in a NSPIRE inspection.
  - If a fuel-burning appliance is located in an attic, then treat the attic space as a mechanical room.

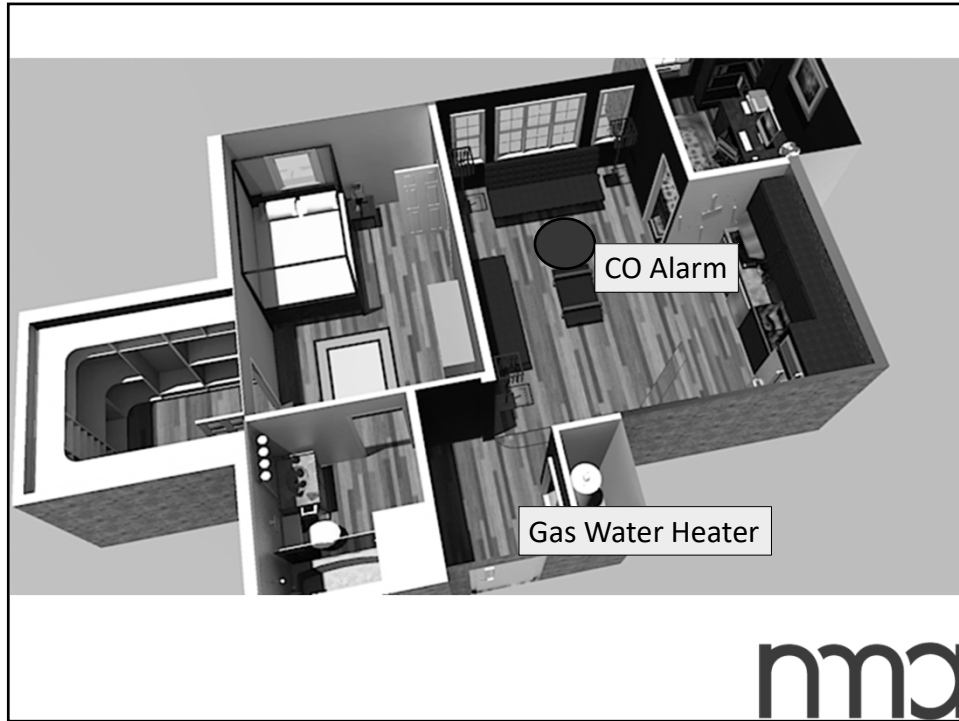
## Carbon Monoxide Alarm

**Deficiency 1:** Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

**Deficiency Criteria:**

- Unit\*:** One (1) or more of the following scenarios exists:
1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed:
    - a. in the immediate vicinity of each bedroom.
    - OR
    - b. within each bedroom.

\*AHR: UNIT



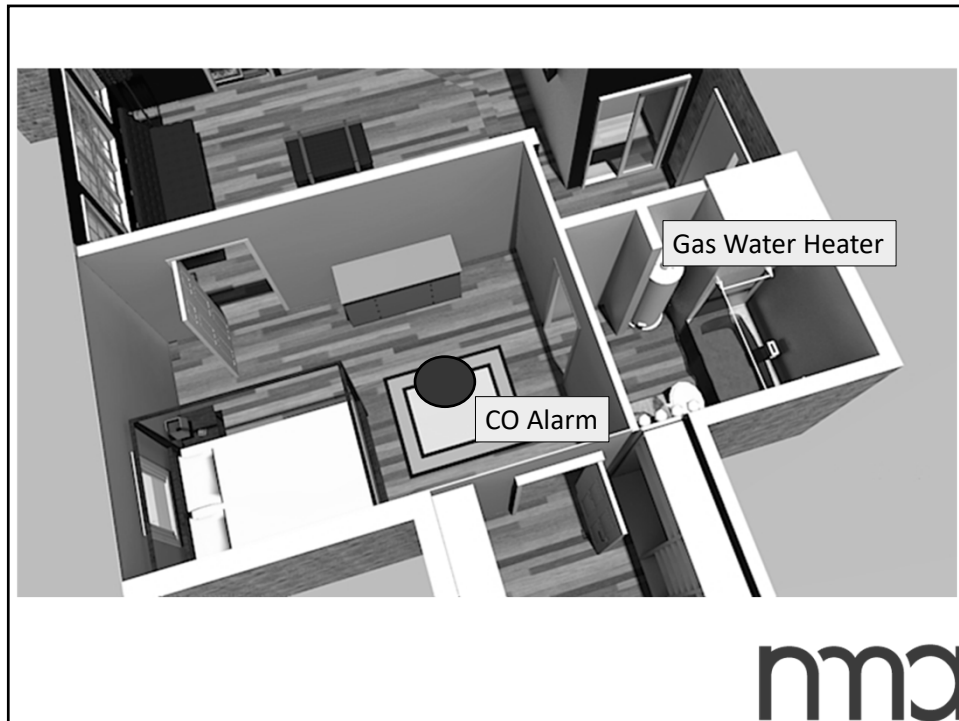
## Carbon Monoxide Alarm

Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

### Deficiency Criteria:

- Unit\*: 2. Bedroom or bathroom attached to bedroom:
- a. contains a fuel-burning appliance or fuel-burning fireplace.
  - OR
  - b. has adjacent spaces from which byproducts of combustion gases can flow.
  - AND
  - c. Carbon monoxide alarm is not installed in each bedroom.

\*AHR: UNIT



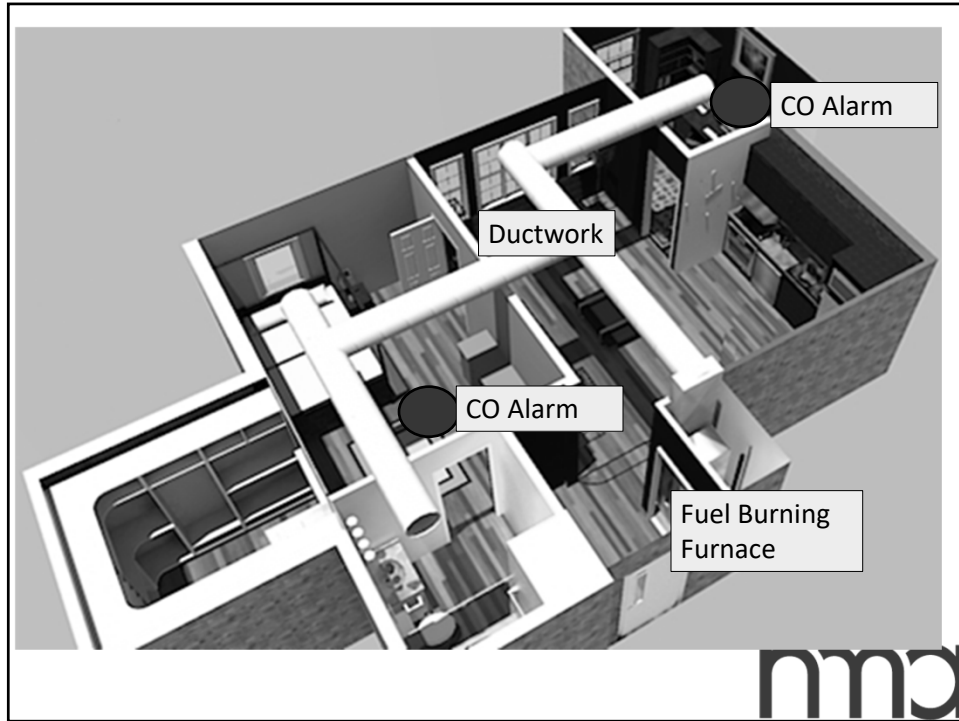
## Carbon Monoxide Alarm

**Deficiency 1:** Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

### Deficiency Criteria:

- Unit\*:
3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed:
    - a. in the immediate vicinity of each bedroom.  
OR
    - b. within each bedroom.  
OR
    - c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location.

\*AHR: UNIT



## Carbon Monoxide Alarm

**Deficiency 1:** Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

### Deficiency Criteria:

- Unit\*:
- 4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and:
    - a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom.
- OR

\*AHR: UNIT

## Carbon Monoxide Alarm

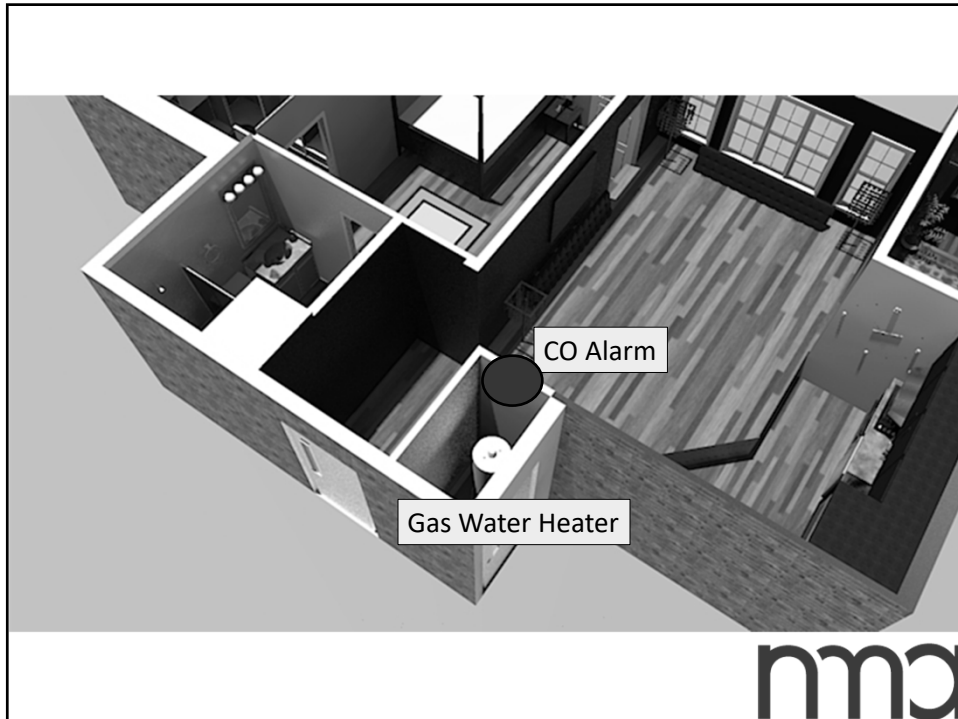
Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

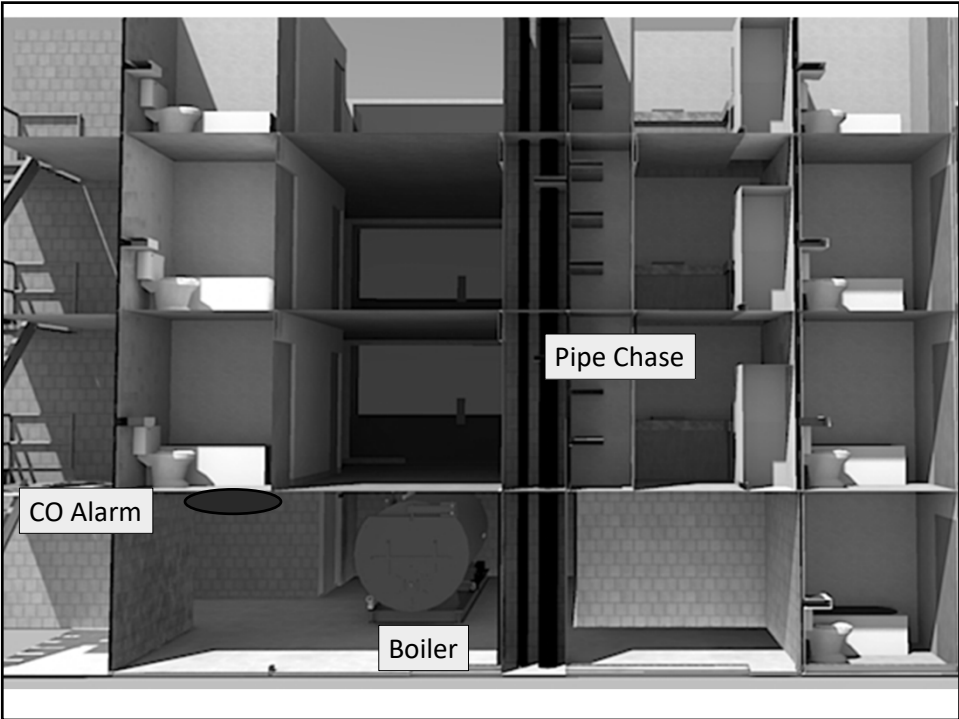
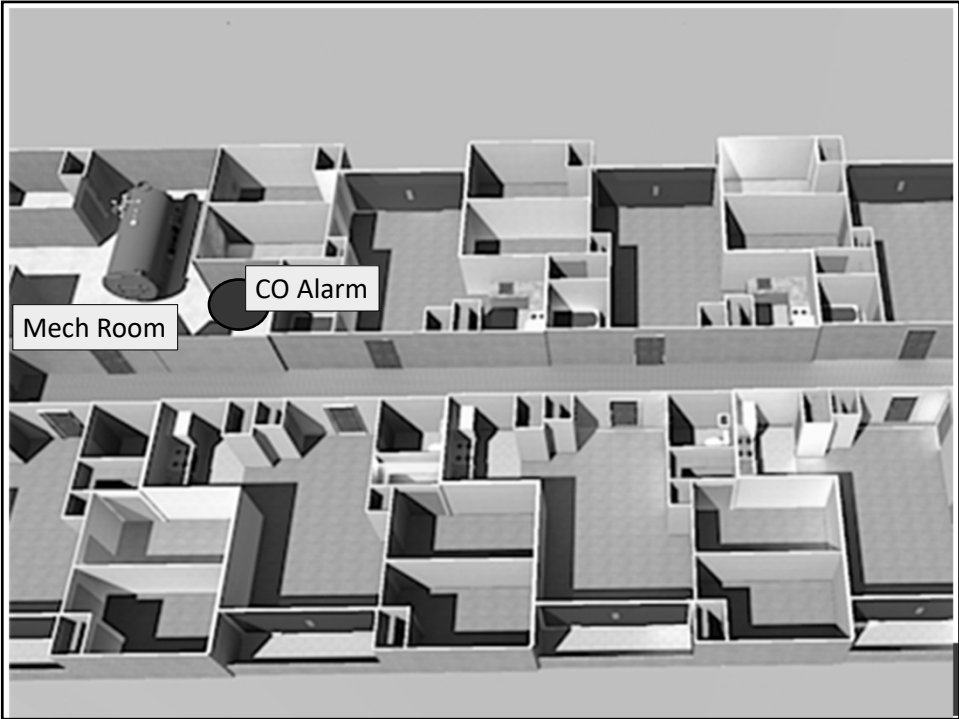
### Deficiency Criteria:

Unit\*:

- b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.  
OR
- c. the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed:
  - i. in the immediate vicinity of each bedroom.  
OR
  - ii. within each bedroom.

\*AHR: UNIT





## Carbon Monoxide Alarm

Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

### Deficiency Criteria:

- Unit\*: 5. Unit or bedroom is located one (1) story or less above or below an attached private garage that:
- i. does not have natural ventilation.  
OR
  - ii. is enclosed and does not have a ventilation system for vehicle exhaust.  
AND
  - iii. Carbon monoxide alarm is not installed:
    - i. in the immediate vicinity of each bedroom.  
OR
    - ii. within each bedroom.

\*AHR: UNIT

## Carbon Monoxide Alarm

Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

### H&S Determination:

Unit: Life-Threatening

### Correction Timeframe:

Unit: 24 hours

### More Information:

Unit: • None

\*AHR: UNIT





## Carbon Monoxide Alarm

**Deficiency 2:** Carbon monoxide alarm is obstructed.

### Deficiency Criteria:

Unit & Carbon monoxide alarm is obstructed.  
Inside:

### H&S Determination:

Unit & Life-Threatening  
Inside:

### Correction Timeframe:

Unit & 24 hours  
Inside:

### More Information:

Unit & • A combination smoke and carbon monoxide alarm  
Inside: should be evaluated under both the Carbon Monoxide Alarm and Smoke Alarm standards.

## Carbon Monoxide Alarm

**Deficiency 3:** Carbon monoxide alarm does not produce an audio or visual alarm when tested.

**Deficiency Criteria:**

Unit & Inside:	Carbon monoxide alarm does not produce audio or visual alarm when tested.
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**H&S Determination:**

Unit & Inside:	Life-Threatening
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**Correction Timeframe:**

Unit & Inside:	24 hours
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## Carbon Monoxide Alarm

**Deficiency 3:** Carbon monoxide alarm does not produce an audio or visual alarm when tested.

**More Information:**

Unit & Inside:	<ul style="list-style-type: none"> <li>• If the batteries are dead, then the carbon monoxide alarm should be evaluated under this deficiency.</li> <li>• Any carbon monoxide alarm that is present should be evaluated under this deficiency.</li> <li>• May utilize a tool to press the test button.</li> </ul>
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## More Information

- **Statutory requirement for carbon monoxide alarms became effective 12/27/22**
- **If the test button is over 8 feet high, the POA may press test button**
- **If the batteries are dead, a second defect is cited**



## Ceiling

<b>Definition:</b>	The upper interior surface of a room that provides separation between rooms, spaces, and floors.
<b>Common Components:</b>	Joists; Noggins or struts; Lateral restraints; Insulation; Ceiling board; Coving; Grid system
<b>More Information:</b>	For the purpose of this inspection, lofted ceilings are evaluated under this standard.

## Ceiling

**Deficiency 1:** Ceiling has an unstable surface.

**Deficiency Criteria:**

Unit & Inside:	Ceiling has an unstable surface. OR There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).
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**H&S Determination:**

Unit & Inside:	Moderate
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**Correction Timeframe:**

Unit & Inside:	30 days
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## Ceiling

**Deficiency 1:** Ceiling has an unstable surface.

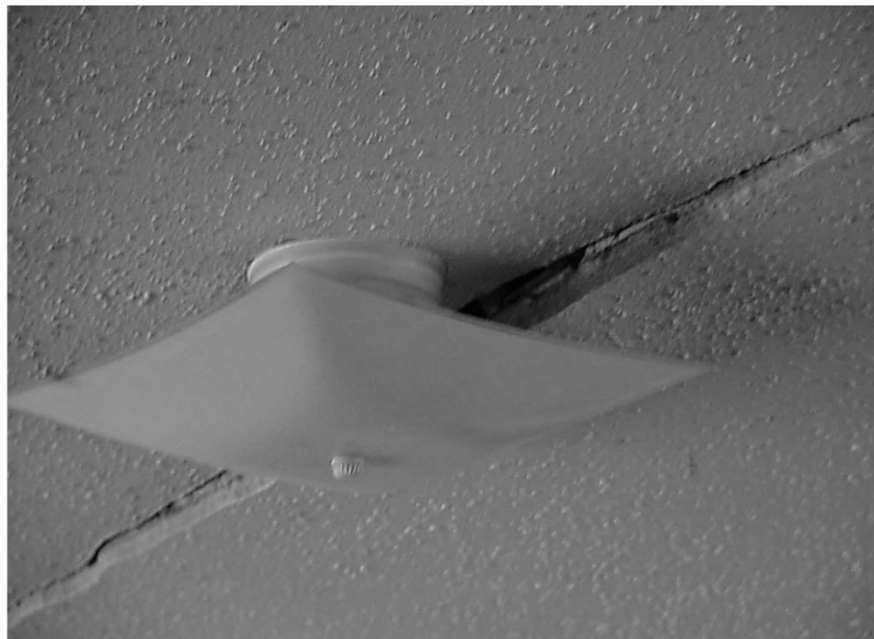
**More Information:**

Unit & Inside:	<ul style="list-style-type: none"> <li>Cosmetic damage is not evaluated under this deficiency and the inspector should reference other standards for applicable items (e.g., Wall – Interior, Leak – Water, etc.).</li> </ul>
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## Examples

- **Examples of damaged or unstable surfaces:**
  - **Drywall, gypsum, or ceiling tiles are missing or detached**
  - **Presence of bubbling, deflection, loose joint tape, or loose panels**

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# Ceiling

**Deficiency 2:** Ceiling has a hole.

**Deficiency Criteria:**

Unit & Inside: A hole is present that opens directly to the outside environment.  
OR  
A hole is present that is 2 inches or greater in diameter.

**H&S Determination:**

Unit & Inside: Moderate

**Correction Timeframe:**

Unit & Inside: 30 days

**More Information:**

Unit & Inside: • None



# Ceiling

**Deficiency 3: Ceiling component(s) is not functionally adequate.**

**Deficiency Criteria:**

Unit & Inside: Ceiling component(s) is not functionally adequate (i.e., does not allow ceiling to enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room).

**H&S Determination:**

Unit & Inside: Severe

**Correction Timeframe:**

Unit & Inside: 24 hours

**More Information:**

Unit & Inside: • If the overall ceiling exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.









## Chimney

<b>Definition:</b>	A vertical or near vertical passageway connected to a fireplace or wood-burning appliance.
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<b>Common Components:</b>	Visible flue; Firebox; Brick; Concrete; Masonry block; Wood Framing; Clay; Natural Stone
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# Chimney

**More Information:**

- Ventilation of combustion gases from fuel-burning appliances should be evaluated under the respective item’s standard (e.g., HVAC, Water Heater)
- A ventless fireplace should not be evaluated under this standard.

# Chimney

**Deficiency 1:** 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.

**Deficiency Criteria:**

Unit, Inside, & Outside: A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete such that it may not safely contain fire and convey smoke and combustion gases to the exterior.

OR

A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.

## Chimney

**Deficiency 1:** 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.

**H&S Determination:**

Unit, Life-Threatening  
 Inside, &  
 Outside:

**Correction Timeframe:**

Unit, 24 hours  
 Inside, &  
 Outside:

**More Information:**

Unit & Inside: • If a fireplace is intentionally decommissioned (e.g., sealed; not positioned for use), then do not evaluate it under this deficiency.

## Chimney

**Deficiency 1:** 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.

**More Information:**

Unit & Inside: • Examples of conditions that should be evaluated under this deficiency include, but are not limited to:

- Holes.
- Bricks that are damaged, missing, or cracked such that smoke or combustion gases may not vent as intended.
- Failed lining (e.g., creosote leaching through brick).

## Chimney

**Deficiency 1:** 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.

### More Information:

- Outside:**
- For the purpose of this inspection, the ash cleanout should be considered as part of the firebox and therefore evaluated under this deficiency.
  - For the purpose of this inspection, the inspector should not go on the roof to evaluate the chimney.
  - If a fireplace is intentionally decommissioned (e.g., sealed, not positioned for use), then do not evaluate it under this deficiency.

## Chimney

**Deficiency 1:** 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.

### More Information:

- Outside:**
- Examples of conditions that should be evaluated under this deficiency include, but are not limited to:
    - Holes.
    - Bricks that are damaged, missing, or cracked such that smoke or combustion gases may not vent as intended.
    - Failed lining (e.g., creosote leaching through brick).



## Chimney

**Deficiency 2:** Chimney exhibits signs of structural failure.

**Deficiency Criteria:**

**Outside:** The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized.

**H&S Determination:**

**Outside:** Life-Threatening

**Correction Timeframe:**

**Outside:** 24 hours

**More Information:**

**Outside:**

- Examples of chimney structural failure include, but are not limited to:
  - Misaligned
  - Collapsed
  - Detached
  - Imminent danger of collapse
  - Leaning away from the building



## Clothes Dryer Exhaust Ventilation

**Definition:** The system connected to the clothes dryer vent outlet that exhausts air from the dryer blower to a designated area.

**Common Components:** Transition duct; Metal or aluminum ductwork; External louvered vent and cover; Water reservoir

## Clothes Dryer Exhaust Ventilation

**More Information:**

- Use of a dryer vent lint trap box with water reservoir is allowed on electric dryers only and the reservoir must be filled with water.
- Listed and labeled condensing (ductless) dryers are exempt.
- If the dryer is not positioned for use (e.g., disconnected and removed from electrical and ducting connection points), then do not evaluate under this standard.



## Clothes Dryer Exhaust Ventilation

**Deficiency 1:** Electric dryer transition duct is detached or missing.

### Deficiency Criteria:

Unit & Inside: Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

### H&S Determination:

Unit & Inside: Life-Threatening

### Correction Timeframe:

Unit & Inside: 24 hours

### More Information:

Unit & Inside: • None





## Clothes Dryer Exhaust Ventilation

**Deficiency 2:** Gas dryer transition duct is detached or missing.

### Deficiency Criteria:

Unit & Inside: Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

### H&S Determination:

Unit & Inside: Life-Threatening

### Correction Timeframe:

Unit & Inside: 24 hours

### More Information:

- Unit & Inside: • Misaligned ducting should be considered detached and evaluated under this deficiency.
- A heat recovery device should be considered a deficiency under this standard.



## Clothes Dryer Exhaust Ventilation

**Deficiency 3:** Electric dryer exhaust ventilation system has restricted airflow.

### Deficiency Criteria:

Unit, Inside, & Outside: Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.

### H&S Determination:

Unit & Inside, & Outside: Life-Threatening

### Correction Timeframe:

Unit, Inside, & Outside: 24 hours



## Clothes Dryer Exhaust Ventilation

**Deficiency 3:** Electric dryer exhaust ventilation system has restricted airflow.

### More Information:

Unit, Inside, & Outside: • Improvised filter materials (e.g., stockings, t-shirts, etc.) attached to the duct line are considered a blockage and should be recorded as a deficiency.





## Clothes Dryer Exhaust Ventilation

**Deficiency 4:** Exterior dryer vent cover, cap, or a component thereof is missing.

**Deficiency Criteria:**

**Outside:** Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete).

**H&S Determination:**

**Outside:** Low

**Correction Timeframe:**

**Outside:** 60 days

**More Information:**

**Outside:** • None





## Clothes Dryer Exhaust Ventilation

**Deficiency 5:** Dryer transition duct is constructed of unsuitable material.

### Deficiency Criteria:

Unit & Inside: Dryer transition duct is not constructed of metal or an approved material.

### H&S Determination:

Unit & Inside: Life-Threatening

### Correction Timeframe:

Unit & Inside: 24 hours

### More Information:

Unit & Inside: • None

## Clothes Dryer Exhaust Ventilation

**Deficiency 6:** Gas dryer exhaust ventilation system has restricted airflow.

### Deficiency Criteria:

Unit, Inside, & Outside:	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
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### H&S Determination:

Unit, Inside, & Outside:	Life-Threatening
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### Correction Timeframe:

Unit, Inside, & Outside:	24 hours
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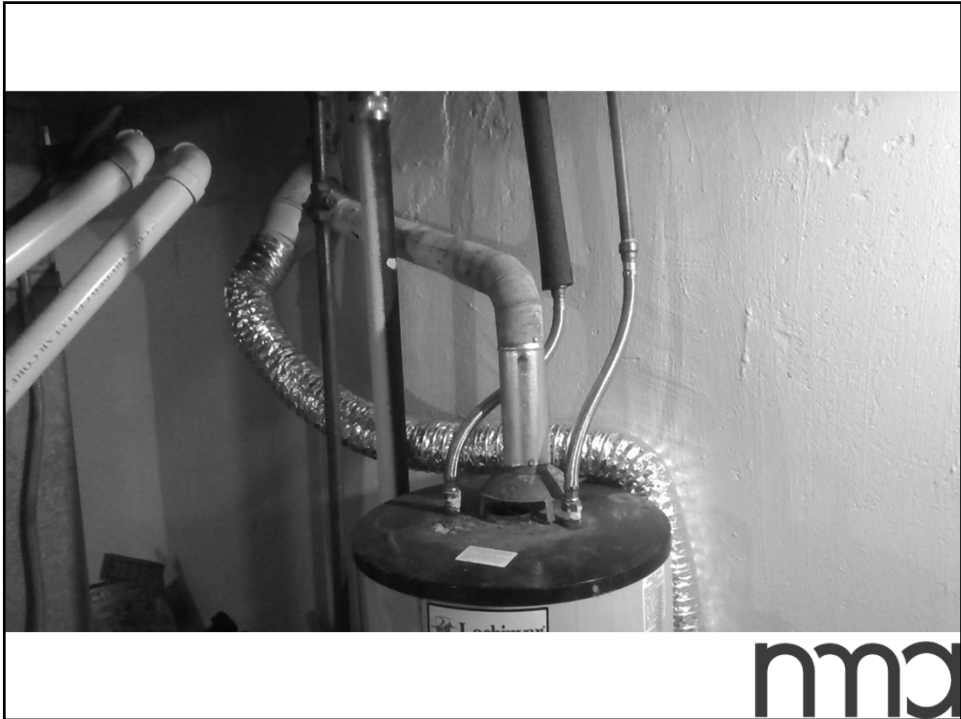
## Clothes Dryer Exhaust Ventilation

**Deficiency 6:** Gas dryer exhaust ventilation system has restricted airflow.

### More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> <li>Improvised filter materials (e.g., stockings, t-shirts, etc.) attached to the duct line are considered a blockage and should be recorded as a deficiency.</li> </ul>
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## Cooking Appliance

### Definition:

- Cooking range: An electric or gas stove with several burners and one or more connected ovens.
- Cooktop: Usually a standalone device that may be built into a counter and has one or more electric or gas burners.
- Oven: A thermally insulated chamber used for cooking, heating, and baking food.
- Microwave: A small oven that heats food with electromagnetic radiation.

## Cooking Appliance

### Common Components:

Electrical or gas oven; Stove; Baking or burner elements; Grates; Racks; Knobs; Ignition system; Convection fan; Door hinges; Seal; Handles; Lights and light fixture in oven; Drip pan; Glass

### More Information:

- None



## Cooking Appliance

**Deficiency 1:** Cooking range, cooktop, or oven does not ignite or produce heat.

**Deficiency Criteria:**

Unit & Inside:	No burner on the cooking range or cooktop produces heat.  OR The oven does not produce heat temperature.
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**H&S Determination:**

Unit:	Severe
Inside:	Low

**Correction Timeframe:**

Unit:	24 hour
Inside:	60 days

## Cooking Appliance

**Deficiency 1:** Cooking range, cooktop, or oven does not ignite or produce heat.

**More Information:**

- |                   |   |
|-------------------|---|
| Unit &<br>Inside: | <ul style="list-style-type: none"> <li>• The POA may attempt to light the pilot light if it is out; however, this is not required.</li> <li>• The POA should not attempt to directly light the burner.</li> <li>• If a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat, then evaluate under Deficiency 5.</li> </ul> |
|-------------------|---|



## Cooking Appliance

Deficiency 2: Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.

### Deficiency Criteria:

Unit & Inside: Cooking range, cooktop, or oven component is damaged (i.e., visibly defective) such that the device is unsafe for use.

OR

Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that the device is unsafe for use.

## Cooking Appliance

Deficiency 2: Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.

### H&S Determination:

Unit & Moderate  
Inside:

### Correction Timeframe:

Unit & 30 days  
Inside:

### More Information:

- Unit & • Damaged or missing components that may impact  
Inside: safety may include, but are not limited to:
- Baking or burner elements
  - Grates
  - Knobs
  - Ignition system
  - Door hinges
  - Seal
  - Handles
  - Drip pan
  - Glass
  - Broiler / warming drawer





## Cooking Appliance

**Deficiency 3: Primary cooking appliance is missing.**

**Deficiency Criteria:**

Unit\*: Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).

**H&S Determination:**

Unit: Moderate

**Correction Timeframe:**

Unit: 30 days

**More Information:**

Unit: • A microwave can be considered if it is the primary cooking device. However, if there is evidence that a cooking range, cooktop, or oven was previously installed, or one of these is present and inoperable, then the microwave cannot be considered the primary cooking device.

\*AHR: UNIT



## Cooking Appliance

**Deficiency 4:** A microwave is the primary cooking appliance and it is damaged.

### Deficiency Criteria:

**Unit:** A microwave is the primary cooking appliance and it is damaged (i.e., visibly defective; impacts functionality).

### H&S Determination:

**Unit:** Severe

### Correction Timeframe:

**Unit:** 24 hours

### More Information:

**Unit:** • If there is evidence that a cooking range, cooktop, or oven was previously installed, or one of these is present and inoperable, then the microwave cannot be considered the primary cooking device.



## Cooking Appliance

**Deficiency 5:** A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

**Deficiency Criteria:**

Unit & Inside: A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

**H&S Determination:**

Unit & Inside: Moderate

**Correction Timeframe:**

Unit & Inside: 30 days

## Cooking Appliance

**Deficiency 5:** A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

### More Information:

- |                |  |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"><li>• The POA may attempt to light the pilot light if it is out; however, this is not required.</li><li>• The POA should not attempt to directly light the burner.</li><li>• If no burner on the cooking range or cooktop produces heat, then evaluate under Deficiency 1.</li></ul> |
|----------------|--|

Multiple burners inoperable



