

NSPIRE  
for Housing Choice Voucher  
PowerPoints  
Day 1- Part 1


August 2024

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**NSPIRE for HCV  
(NSPIRE-V)**

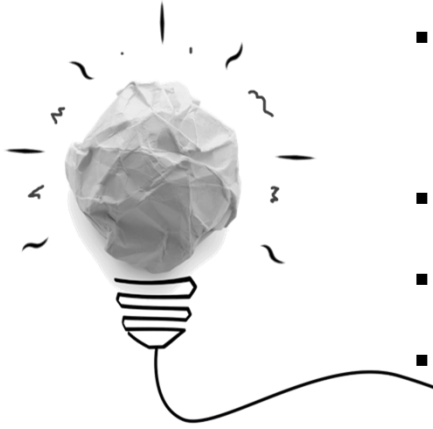
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Nan McKay  
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*Experience — Leadership — Collaboration*



**Chapter 1  
Introduction**

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## Learning Outcomes



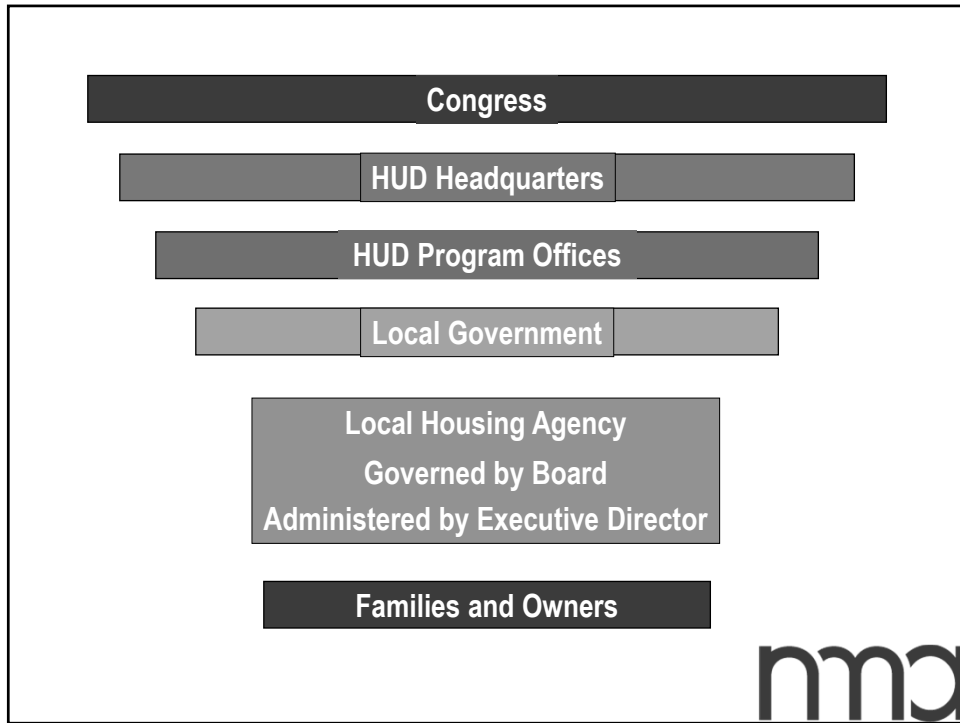
- Recognize the working relationships between HUD, the PHA, Congress, and other key players
- Identify HUD regulations applicable to the HCV program
- Identify and apply key program documents
- Define the primary responsibilities of the PHA, owners, and families under the HCV program




## HCV Program Components

### Section 1.1



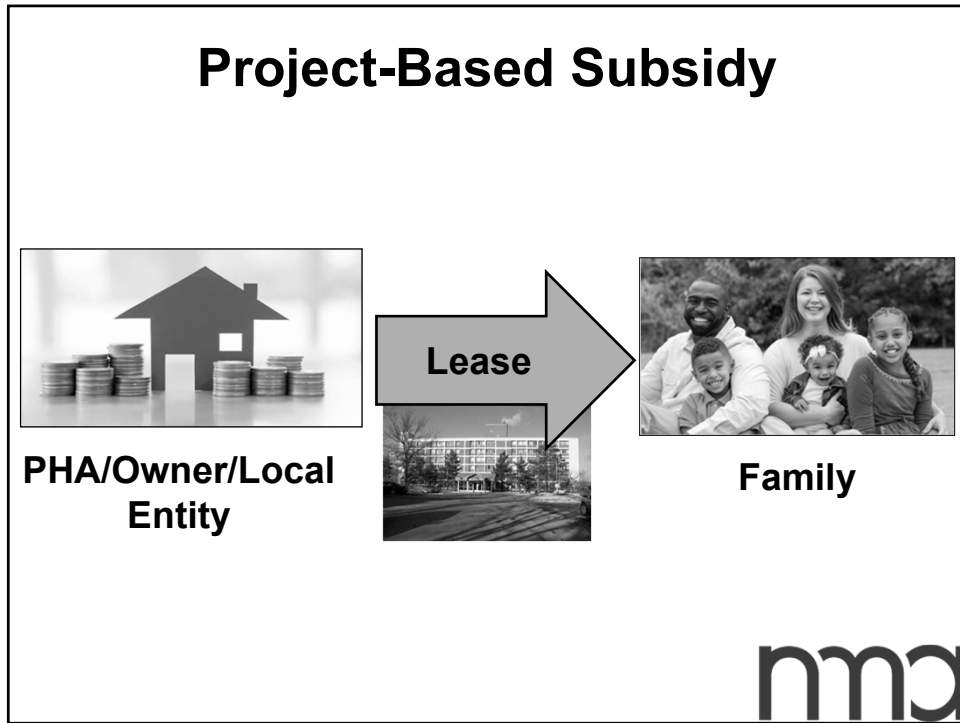


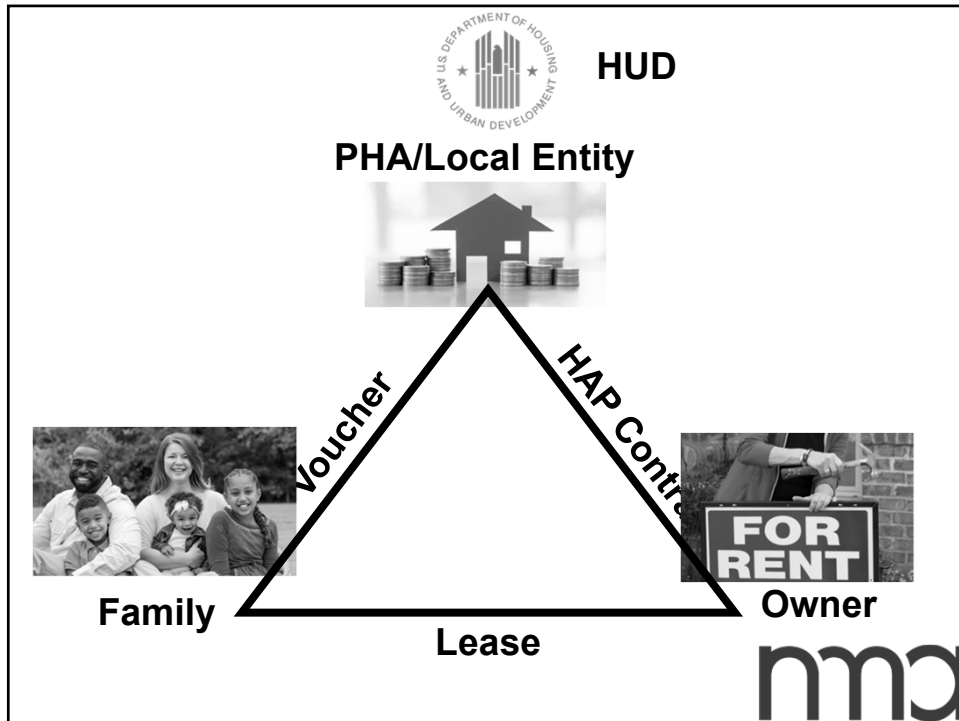
## Role of Congress



- **Pass authorizing legislation for programs**
- **Pass appropriations bills to fund contractual obligations**

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## How HUD Communicates

- HUD home page:
  - [www.hud.gov](http://www.hud.gov)
- HUDCLIPS:
  - [www.hud.gov/guidance](http://www.hud.gov/guidance)
  - Handbooks, notices, forms, etc.
- NSPIRE home page:
  - [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/react/nspire](https://www.hud.gov/program_offices/public_indian_housing/react/nspire)



## Where do you find the rules?

- Title 24 of the Code of Federal Regulations (CFRs)
  - Part 5  
Program definitions and regulations common to subsidized programs
  - Part 982  
Housing Choice Voucher (HCV)
  - Part 8  
Nondiscrimination and reasonable accommodation
  - Part 35  
Lead-based paint



## **Program References**

- **PIH Notices**
  - Public and Indian Housing
  - Have a shelf life
- **Guidebooks and handbooks**
  - Contain regulations, clarifications, and guidance
- **Past guidance if HUD has not issued anything new (think legal challenge)**

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## **Annual Contributions Contract (ACC)**

- **Written contract between HUD and a PHA**
- **HUD agrees to make payments to the PHA**
- **PHA agrees to administer the program in accordance with HUD regulations and requirements**

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## **Administrative Plan**

- **Must have written policies**
- **Administrative plan is PHA's principal statement of policies for the HCV program**
  - **Adopted/approved by board**
  - **Submitted to HUD but HUD approval is not required**



## **Purpose of Policies**

- **Provide daily guidance to PHA staff**
- **Ensure fair and equitable treatment**
- **Justify actions to auditors and in case of legal challenges**



## The Voucher (HUD-52646)

- Document between family and PHA
- Authorizes the family to search for a unit
- Issued at initial admission and for moves
- Describes family obligations

The image shows a thumbnail of the HUD-52646 Voucher form. The form is titled 'Voucher' and 'Housing Choice Voucher Program'. It includes sections for 'Family of Interest', 'Family Information', and 'Family Obligations'. The form is a standard government document with various fields and checkboxes.



## The Housing Assistance Payments (HAP) Contract

- Form HUD 52641
- Executed between PHA and owner
- Specifies rights and responsibilities of the owner and PHA
- Includes inspection checklist



**Housing Assistance Payments Contract (HAP Contract)**  
**Section 8 Tenant-Based Assistance Housing Choice Voucher Program**

**Instructions for use of HAP Contract**  
 This form of Housing Assistance Payments Contract (HAP contract) is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982.  
 The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family. The HAP contract has three parts:  
 Part A Contract information (fill-ins).  
 See section by section instructions.  
 Part B Body of contract  
 Part C Tenancy addendum  
**Use of this form**  
 Use of this HAP contract is required by HUD. Modification of the HAP contract is not permitted. The HAP contract must be word-for-word in the form prescribed by HUD.  
 However, the PHA may choose to add the following:  
 Language that prohibits the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Such a prohibition must be added to Part A of the HAP contract.  
 Language that defines when the housing assistance payment by the PHA is deemed received by the owner (e.g., upon mailing by the PHA or actual receipt by the owner). Such language must be added to Part A of the HAP contract.  
 To prepare the HAP contract, fill in all contract information in Part A of the contract. Part A must then be executed by the owner and the PHA.  
**Use for special housing types**  
 In addition to use for the basic Section 8 voucher program, this form must also be used for the following "special housing types" which are voucher program variants for special needs (see 24 CFR Part 982, Subpart M): (1) single room occupancy (SRO) housing; (2) congregate housing; (3) group home; (4) shared housing; and (5) manufacture home rental by a family that leases the manufactured home and space. When this form is used for a special housing type, the special housing type shall be specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program: (Insert Name of Special Housing type)."

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing

However, this form may not be used for the following special housing types: (1) manufactured home space rental by a family that owns the manufactured home and leases only the space; (2) cooperative housing; and (3) the homeownership option under Section 8(b) of the United States Housing Act of 1957 (42 U.S.C. 1437f(b)).

**How to fill in Part A**  
**Section by Section Instructions**  
**Section 2. Tenant**  
 Enter full name of tenant.  
**Section 3. Contract Unit**  
 Enter address of unit, including apartment number, if any.  
**Section 4. Household Members**  
 Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.  
**Section 5. Initial Lease Term**  
 Enter first date and last date of initial lease term.  
 The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that:  
 o Such shorter term would improve housing opportunities for the tenant, and  
 o Such shorter term is the prevailing local market practice.  
**Section 6. Initial Rent to Owner**  
 Enter the amount of the monthly rent to owner during the initial lease term. The PHA must determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. During the initial lease term, the owner may not raise the rent to owner.  
**Section 7. Housing Assistance Payment**  
 Enter the initial amount of the monthly housing assistance payment.  
**Section 8. Utilities and Appliances**  
 The lease and the HAP contract must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 8 to show who is responsible to provide or pay for utilities and appliances.




Previous editions are obsolete

Page 1

form HUD-52641 (02/2000)  
ref Handbook 7420 B

# HAP Contract

- Term of HAP contract begins on first day of the term of the lease and ends on the last day of the term of the lease
- Terminates if the lease terminates



## The Tenancy Addendum

- Included in both HAP contract AND lease
  - Must be included as part of the owner's lease
  - Includes HUD program requirements
  - Where lease and TA conflict, TA prevails



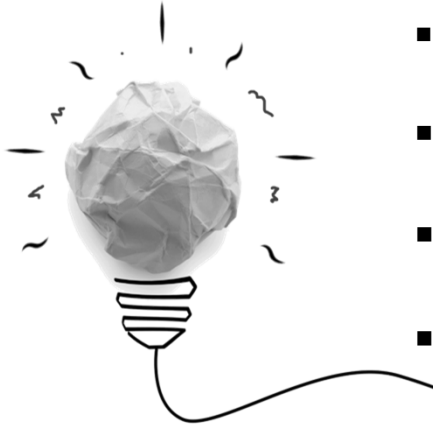
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## Chapter 2 Introduction to NSPIRE

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## Learning Outcomes



- Review how NSPIRE was developed
- Compare and contrast NSPIRE and HQS
- Identify the inspectable areas under NSPIRE
- Describe the different health and safety determinations under NSPIRE

## Learning Outcomes



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



## What is NSPIRE?

National  
Standards for the  
Physical  
Inspection of  
Real  
Estate



## **What is NSPIRE?**

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



## **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**



## **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 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.



## **NSPIRE Timeline**

- **8/21/19: NSPIRE announced**
- **7/1/23: Public Housing effective date**
- **10/1/25: Effective date of NSPIRE final rule for HCV**
- **10/1/25: HQS sunsets**



## **NSPIRE-V Timeline**

- **On 6/14/24 HUD extended the compliance date for NSPIRE-V from 10/1/24 to 10/1/25 to give PHAs additional time to transition to the NSPIRE standards**
  - **HUD encourages any PHA that is ready to implement NSPIRE to do so at their earliest convenience.**



## **NSPIRE Standards Effective Prior to 10/1/25**

- **NSPIRE Standard for Carbon Monoxide Alarms will still apply during this extension because it implements Congressional requirements already in effect**

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## **NSPIRE Standards Effective Prior to 10/1/25**

- **HUD will update the NSPIRE Smoke Alarm standard to implement the requirements enacted by Congress for either hard wired or sealed, 10-year batteries smoke alarms**
- **PHAs will be required to be in compliance with this new standard before 12/29/24, even if they are still under HQS**

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## **NSPIRE Standards Effective Prior to 10/1/25**

- **The Visual Assessment Standard for Potential Lead-Based Paint Hazards still applies**
  - **NSPIRE did not revise the existing requirements under the regulations**

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## **NSPIRE Standards Effective Prior to 10/1/25**

- **PHAs that have existing approvals for acceptability criteria variations will still need these approvals reviewed by HUD, but this deadline is extended to before 10/1/25**

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## **NSPIRE-V Administrative Notice**

- **On August 9, 2024, HUD issued Notice PIH-2024-26, NSPIRE Administrative Procedures for the Housing Choice Voucher (HCV) Programs, Revision 1**
  - Revised version of Notice PIH 2023-28, published on September 29, 2023
  - It replaces all HQS guidance previously issued by HUD
  - HUD will issue updates to HCV guidance materials for NSPIRE later this year

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## **NSPIRE-V Administrative Notice**

- **Notification requirements**
  - PHAs that previously notified HUD that they were delaying implementation of NSPIRE to October 1, 2024, and now plan to further delay implementation to October 1, 2025, are not required to provide any further notification
  - PHAs that have already implemented NSPIRE and have notified HUD of this fact, are not required to provide any further notification

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## **NSPIRE-V Administrative Notice**

- **Notification requirements**
  - PHAs that previously notified HUD that they were delaying implementation of NSPIRE to any date prior to October 1, 2024, but would like to change that date to another date prior to October 1, 2025, must notify HUD
  - PHAs that previously notified HUD that they were delaying implementation of NSPIRE to any date prior to October 1, 2024, but have not implemented and now plan to further delay implementation to October 1, 2025, must notify HUD



## **NSPIRE-V Administrative Notice**

- PHAs with units subject to HQS inspections conducted prior to the NSPIRE-V effective date should hold those units and owners subject to HUD's and the PHA's HQS administrative and enforcement policies in effect at the time of those inspections.



## **Compliance with NSPIRE-V**

- **Compliance with NSPIRE-V is required to:**
  - **Provide protection to tenants**
  - **Ensure that minimum and maximum acceptability standards are met**
- **Monitored under the Section 8 Management Assessment Program (SEMAP)**

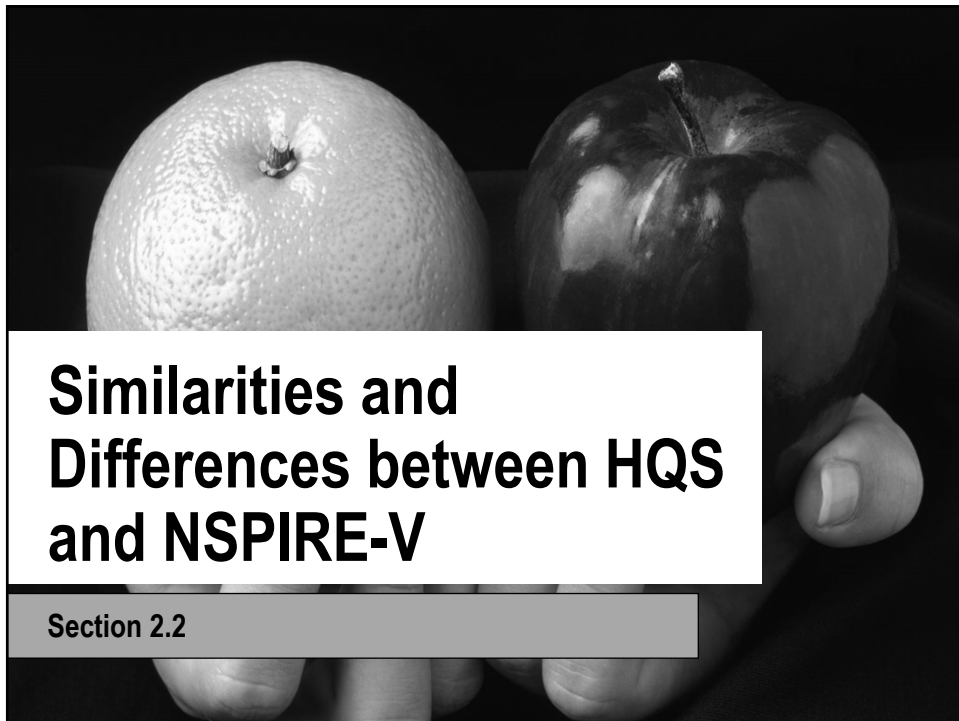
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## **SEMAP**

- **Section 8 Management Assessment Program (SEMAP) was created to:**
  - **Objectively measure the PHA's performance in key areas**
  - **Identify management capabilities and deficiencies**
  - **Improve HUD's risk assessment for each problem identified**
  - **Provide a self-assessment tool for PHAs**

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- 5 of the 14 indicators relate directly to the HQS
- Indicators will need to be adjusted to account for NSPIRE



## What's the same?



- Inspections based on pass/fail
- Inspections are done annually/biennially
- While inspectable areas are different, looking at similar components

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## Differences



- Greater emphasis on:
  - Health, safety, and functionality defects
- Less emphasis on:
  - Condition and appearance defects
  - Non-H&S items

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## Differences

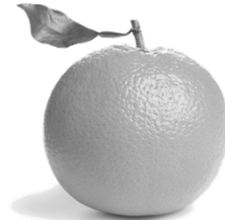
- Replaces “decent, safe, and sanitary, and in good repair”
- With “safe, habitable dwellings” that are “functionally adequate, operable, and free of health and safety hazards”



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## Differences

- Objective deficiency criteria
- Adds affirmative habitability requirements
- 3 inspectable areas
- Removes the “Site and Neighborhood” requirement for HCV
- 24 CFR 5.707 exempts landlords participating in HCV, PBV, and Section 8 Mod Rehab programs from any self-inspection requirements.




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## Differences



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




## Differences



- **More stringent requirements regarding:**

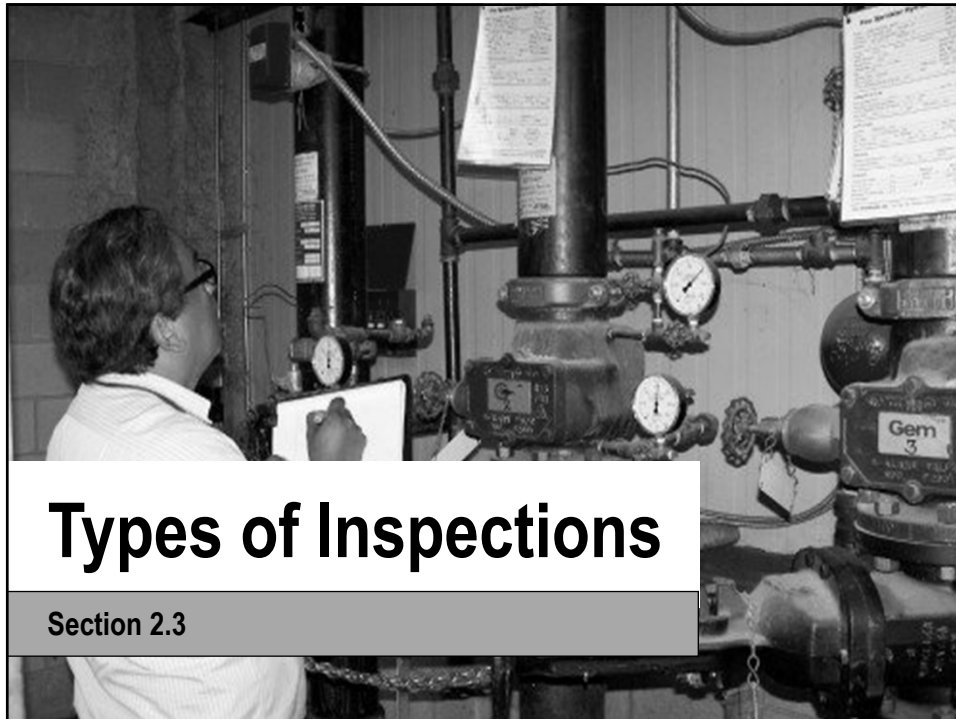
<ul style="list-style-type: none"> <li>▪ Heating</li> <li>▪ Call-for-aid systems</li> <li>▪ GFCI/AFCI</li> <li>▪ Electrical outlets</li> <li>▪ Mold-like substances</li> <li>▪ Infestation</li> <li>▪ Structural systems</li> </ul>	<ul style="list-style-type: none"> <li>▪ Smoke alarms</li> <li>▪ Carbon monoxide alarms</li> <li>▪ Fire doors</li> <li>▪ Gas-fueled appliance exhaust</li> <li>▪ Guardrails</li> </ul>
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## Differences



- **Inspectors will not cite:**
  - 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)



## Types of Inspections

Section 2.3

## Types of Inspections in HCV

Initial	Biennial	Special
<ul style="list-style-type: none"> <li>• All units</li> <li>• Prior to the start of the lease</li> <li>• Unless HOTMA provisions adopted</li> </ul>	<ul style="list-style-type: none"> <li>• All units</li> <li>• At least once every 24 months</li> </ul>	<ul style="list-style-type: none"> <li>• As needed</li> <li>• Determine units meet NSPIRE-V</li> </ul>

## Initial Inspections

- PHAs are required to inspect units before they become a part of the HCV program
- Each unit is inspected prior to execution of the assisted lease and HAP contract
  - Unless HOTMA provision adopted
- Should be conducted within 15 days of inspection request



## **Owner Disapproval**

- **Under the HCV regulations, the PHA may disapprove an owner that has a history of noncompliance with inspections requirements or a practice of renting units that fail to meet state or local housing codes**



## **Actions After Initial Inspection**

- **The PHA notifies the family and the owner of the results of the initial inspection**
  - **If the unit meets NSPIRE-V standards, the PHA continues the unit and owner approval process**
  - **If the unit fails, the owner and family are notified, and deficiencies must be corrected prior to the unit being approved**



## **Biennial and Annual Inspections**

- **Inspections conducted for all units not less than biennially (every 24 months)**
  - **Must still conduct complaint inspections**
  - **May still perform annual inspections**
  - **May perform a mix of annual and biennial**
    - **For reasons related to owner's record compliance**

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## **Alternative Inspections**

- **May rely on alternative inspection methods**
  - **LIHTC, HOME or performed by HUD REAC**
    - **PHA identifies method in admin plan**
  - **Other inspection methods**
    - **PHA must first get HUD approval**
- **After a PHA implements NSPIRE-V, previous alternative inspection methods approved by HUD must be re-analyzed by the PHA against NSPIRE-V standards and resubmitted to HUD for review and approval.**

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## **Alternative Inspections**

- **HUD expects these determinations to be made in approximately 30-45 days.**
  - **PHAs should continue business as usual while HUD makes these determinations.**
- **Any approved alternative inspection methods, including those already approved by regulation, must be identified in the PHA's admin plan.**

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## **Alternative Inspections**

- **If the PHA is denied the use of an alternative inspection method requested, the PHA must revise its inspection protocol to meet the NSPIRE-V standards before October 1, 2025.**
- **Only applies to annual/biennial inspections**
  - **May not use for initial or interim inspections**

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## **Actions After Completion of Annual/Biennial**

- **Notify family and owner of results in writing and specify time period for corrections**

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## **Reinspection/Verification**

- **Reinspection or PHA verification that all deficiencies (failed and inconclusive) have been corrected is required**
  - **May accept owner self certification or photos**
    - **May tie to severity of correction or experience with owner**
  - **Should include verification process in admin plan**

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## **Abatement**

- **If an owner fails to make required repairs, PHA must stop (abate) HAP or terminate the HAP contract**
- **Once deficiencies have been corrected, HAP may be resumed**
  - **Payments may not be made for the period of abatement**



## **Reinspection Fees**

- **PHA may never charge owners for:**
  - **Family-caused deficiencies**
  - **Initial inspections**
  - **Regularly scheduled inspections**
  - **Inspector unable to gain access to the unit**
  - **New deficiencies identified during a reinspection**



## Reinspection Fees

- **Optional: PHA may establish a reasonable fee for reinspections in two situations:**
  - **Owner notifies PHA that a repair was made and subsequent reinspection shows it wasn't**
  - **Allotted time period for repair has lapsed and reinspection shows repair was not made**
    - **Regardless of whether the owner said it was or not**

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## Special Unit Inspections

- **If a participant or government official reports life-threatening (24-hour) conditions, PHA must inspect the unit within 24 hours of when the PHA received notification**
- **If condition is not life-threatening, PHA must inspect the unit within 15 days of when the PHA received the notification**

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**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

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▪ Balcony</li> <li>▪ Bathroom</li> <li>▪ Call-for-aid</li> <li>▪ Carbon monoxide devices</li> <li>▪ Ceiling</li> <li>▪ Doors</li> <li>▪ Electrical systems</li> <li>▪ Enclosed patios</li> <li>▪ Floors</li> </ul> | <ul style="list-style-type: none"> <li>▪ HVAC (where individual units provided)</li> <li>▪ Kitchen</li> <li>▪ Lighting</li> <li>▪ Outlets</li> <li>▪ Smoke alarms</li> <li>▪ Stairs</li> <li>▪ Switches</li> <li>▪ Walls</li> <li>▪ Water heater</li> <li>▪ Windows</li> </ul> |
|---|--|

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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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Basements</li> <li>▪ Interior or attached garages</li> <li>▪ Enclosed carports</li> <li>▪ Restrooms</li> <li>▪ Closets</li> <li>▪ Utility rooms</li> <li>▪ Mechanical rooms</li> <li>▪ Community rooms</li> <li>▪ Day care rooms</li> </ul> | <ul style="list-style-type: none"> <li>▪ Halls</li> <li>▪ Corridors</li> <li>▪ Stairs</li> <li>▪ Shared kitchens</li> <li>▪ Laundry rooms</li> <li>▪ Offices</li> <li>▪ Enclosed porches, patios, and balconies,</li> <li>▪ Trash collection areas</li> </ul> |
|--|---|

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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

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▪ Fencing</li> <li>▪ Retaining walls</li> <li>▪ Grounds</li> <li>▪ Lighting</li> <li>▪ Mailboxes</li> <li>▪ Project signs</li> <li>▪ Parking lots</li> <li>▪ Detached garages or carports</li> </ul> | <ul style="list-style-type: none"> <li>▪ Driveways</li> <li>▪ Play areas and equipment</li> <li>▪ Refuse disposal</li> <li>▪ Storm draining</li> <li>▪ Non-dwelling buildings</li> <li>▪ Walkways</li> </ul> |
|---|--|

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## **NSPIRE-V Standards**


- **NSPIRE-V standards only apply to units occupied or to be occupied by HCV participants and the common areas and exterior areas which either service or are associated with the unit**



## **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**





**NSPIRE**  
NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

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

---

DEFINITION: Unique number and name identifiers assigned to the property.  
 PURPOSE: Assist in identifying and locating the property.  
 COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Signs; Mounting; Protective enclosures; Lighting component

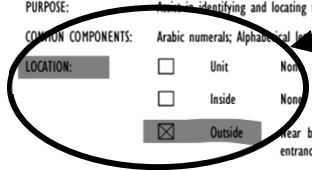
LOCATION:  Unit None  
 Inside None  
 Outside Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.

MORE INFORMATION: None

---

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

**Location**

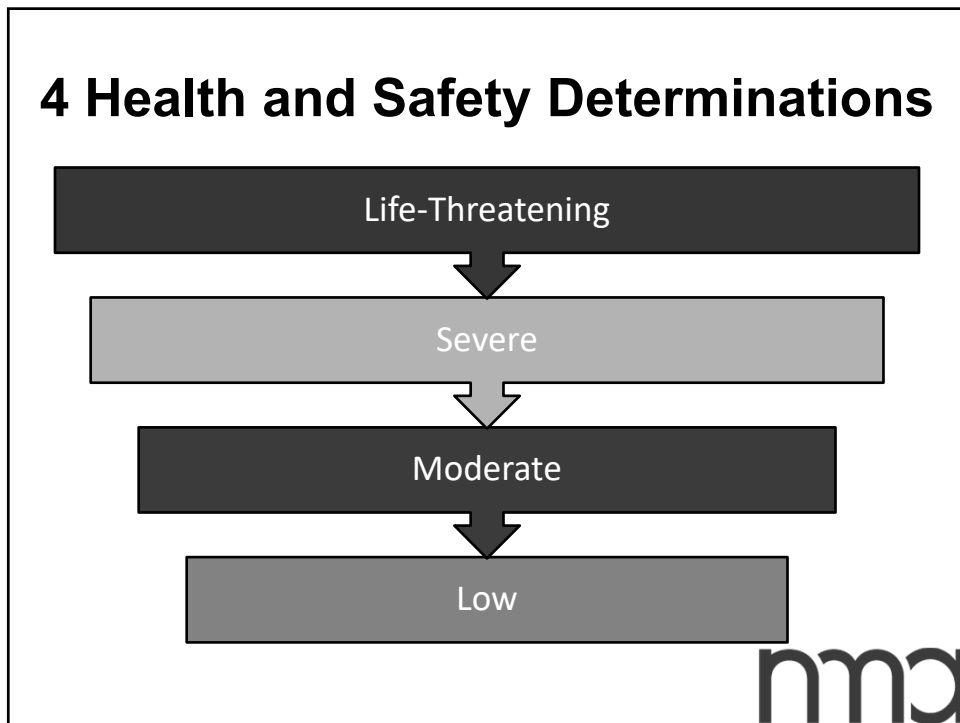


## Non-Inspectable Areas

- 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







## 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



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## 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

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## **Moderate Definition**

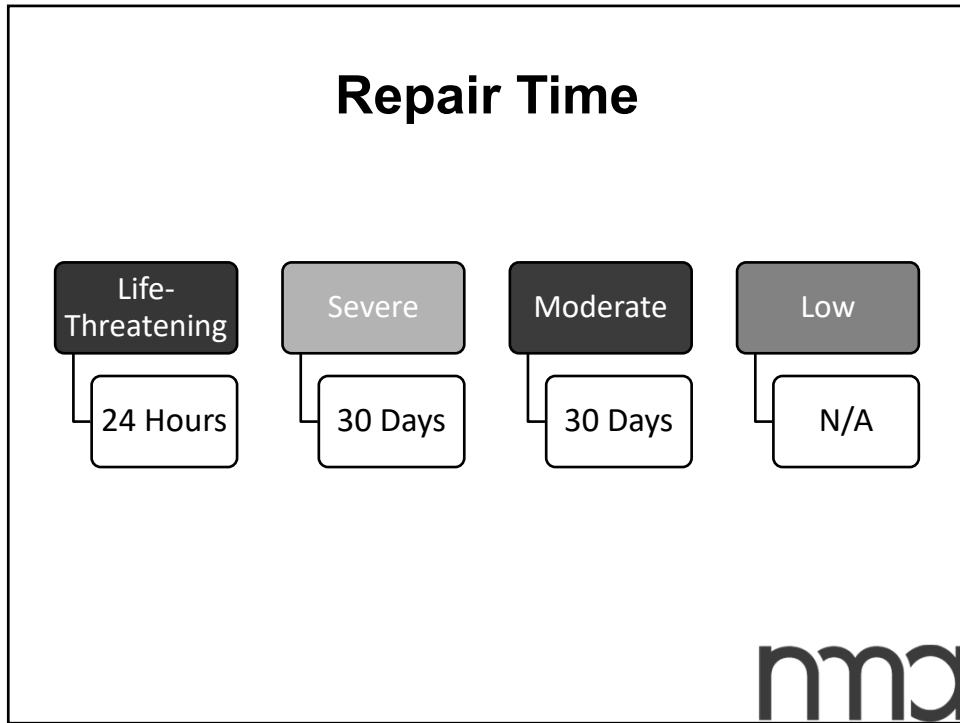
- **Deficiencies that, if evident in the home or on the property, present a moderate risk of:**
  - **An adverse medical event requiring a healthcare visit;**
  - **Cause temporary harm;**
  - **Or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects;**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

- If a failed deficiency (Life-Threatening, Severe, or Moderate) is not corrected within the required timeframe, the PHA must initiate Housing Assistance Payment Contract enforcement, which can include withholding or abatement of assistance payments, terminations, or relocations.

This text block provides a warning that if a failed deficiency of Life-Threatening, Severe, or Moderate severity is not corrected within the required timeframe, the PHA must initiate Housing Assistance Payment Contract enforcement. This enforcement can include withholding or abatement of assistance payments, terminations, or relocations. The 'mma' logo is located in the bottom right corner of the text block.

## **24 Hour Correction**

- **Life-Threatening 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**

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

## **HOTMA Life-Threatening List**

- **HUD included the HOTMA LT list in the NSPIRE standards and it will become mandatory for all HCV PHAs at the time of NSPIRE-V implementation**
  - **Previously, the list was either discretionary and up to the PHA, or PHAs were required to adopt HUD's HOTMA LT List if they had implemented HOTMA's initial inspection provisions**

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

## **HOTMA Life-Threatening List**

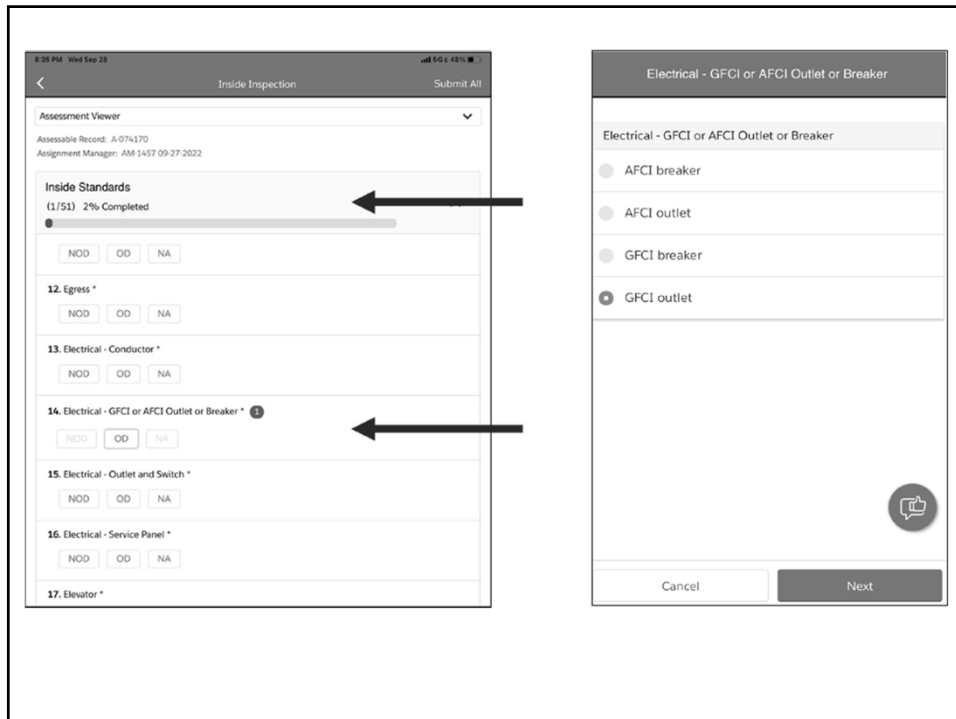
- **If a PHA wishes to include additional LT deficiencies beyond the HOTMA LT List, they would need to be identified and adopted as LT into the PHA's admin plan.**
- **Any HUD-approved acceptability criteria variations that the PHA would like to identify as LT under NSPIRE-V, will also need to be identified and adopted as LT into the PHA's admin plan.**

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## Software Overview

- Free, HUD-developed software
- Used by REAC during NSPIRE inspections in public housing
- May be used by the PHA in HCV
  - Not required
  - May still use in-house operating systems or those provided by 3rd party software vendors



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

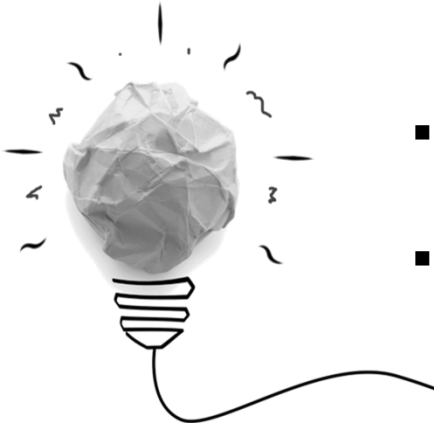
Location Building 1 Victory Square_1 Parking Garage Sampling Status In Sample Corrective Timeframe 24 hours	Electrical - GFCI or AFCI Outlet or Breaker GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable. Comment Behind ac units in garage <div style="text-align: center; margin-top: 10px;"> </div>
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

## **State and Local Codes**

- **State and local code compliance is not part of the determination of whether a unit passes the standards for the condition of HUD housing under this section for the HCV and PBV programs**
- **However, PHAs have the ability to consider variations in local laws and practices and provide appropriate flexibility to facilitate the efficient provision of assistance**



## **Acceptability Criteria Variations**

- **HUD may approve variant inspection standards for the HCV and PBV programs.**
  - **After a PHA's implementation of NSPIRE-V, previous variation approvals under HQS that do not align with NSPIRE standards must be re-reviewed by HUD.**



## **Acceptability Criteria Variations**

- **NSPIRE will no longer allow for the use of unvented, fuel-burning space heaters because of the risk of carbon monoxide exposure.**
- **For PHAs that continue to use HQS on or after October 1, 2023, and currently have a HUD-approved variation allowing the PHA to approve the use of unvented, fuel-burning space heaters, this approval will be rescinded effective January 1, 2024.**



## **Acceptability Criteria Variations**

- **Any approved variations must be added to the PHA's admin plan.**
- **If the PHA is denied the use of a variation, the PHA must revise its inspection protocol to meet the NSPIRE-V standards before October 1, 2025.**



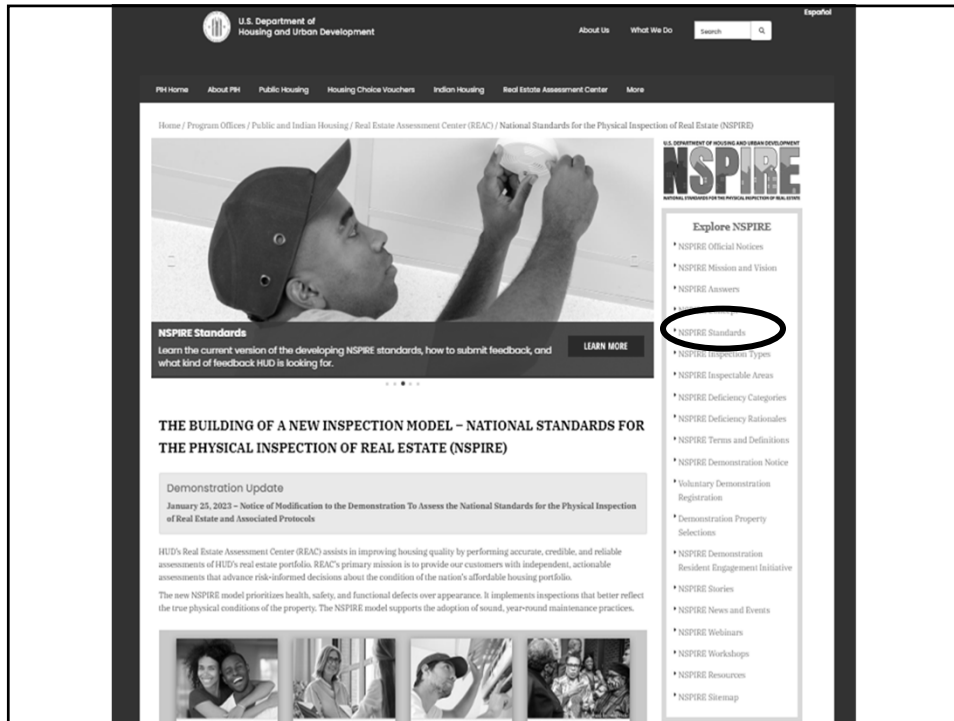
## **Inspection Standards**

- **Final standards notice published 6/17/23**
- **Revised standards published 8/11/23**
- **Available on the NSPIRE website**
- **63 standards**
- **Checklist available on HUD's NSPIRE website**
- **Will be updated at least once every 3 years with the opportunity for public comment**

## **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**





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 links for 'About Us' and 'What We Do'. Below this is a secondary navigation bar with 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', followed by a paragraph explaining the update and a list of links: 'Standards Update', 'Current Standards', 'How to Navigate NSPIRE Standards', and 'Related Links'. A 'Standards Update' section states that HUD published the Proposed National Standards for the Physical Inspection of Real Estate (NSPIRE) in the Federal Register on June 16, 2022, and that the public comment period closed on August 1, 2022. The 'Current Standards' section contains a table with columns for 'STANDARDS', 'Version', 'Last Updated', and 'Inspectable area(s) standard applies to:' (with sub-columns for 'Unit', 'Inside', and 'Outside').

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

On the right side of the page, there is an 'Explore NSPIRE' sidebar with a list of links including 'NSPIRE Official Notices', 'NSPIRE Mission and Vision', 'NSPIRE Answers', 'NSPIRE Concept', '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', and 'NSPIRE Webinars'.

## 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

**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  
 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

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  
 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.

---

**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.

---

**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  
**HCV PASS / FAIL:** 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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**DEFICIENCY CRITERIA:** Address 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:** 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		
---	Rationale: Removed from published version		
---	Tools or Equipment: Removed from published version		
<b>Deficiency I</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Revised from "Standard" to "Moderate"		
---	Copy edits	<b>V2.1</b>	<b>2021-04-02</b>
<b>Deficiency I</b>		<b>V2.0</b>	<b>2020-10-20</b>
Health and Safety Determination	Added standardized description		
HCV Pass/Fail	Field added; response input as "Fail"		
<b>Overall Formatting</b>	Complete rework of document format and layout	<b>V1.3</b>	<b>2020-07-31</b>
<b>Definition</b>	Revised definition	<b>V1.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	Field added	<b>V1.3</b>	<b>2020-07-31</b>


### 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


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 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**



## Scoring

- HUD will not score affirmatives in at least the first 12 months of NSPIRE-V inspections
  - 12 months from 10/1/24 when standards are applicable to HCV
  - See Scoring Notice for a complete list
  - Designated by a (^) symbol

The logo for mma, consisting of the lowercase letters 'm', 'm', and 'a' in a stylized, rounded font.

## 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

The logo for mma, consisting of the lowercase letters 'm', 'm', and 'a' in a stylized, rounded font.

## Outside Affirmatives



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## 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

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## Inside Affirmatives



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## 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

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## 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



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## 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

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## 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



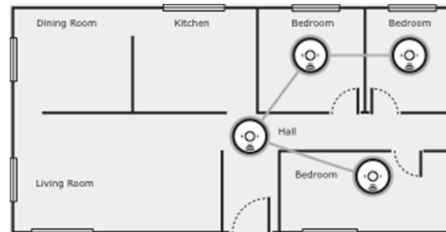
## Unit Affirmatives

Standard	Affirmative Requirement
14. Sink	Must be present within the primary kitchen
15. Toilet	Must have adequate privacy
16. Smoke Alarm	<p>Include at least one battery-operated or hard-wired smoke alarm, in proper working condition, in the following locations:</p> <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**



## 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

mma



## Address and Signage

**Definition:** Unique number and name identifiers assigned to property.

**Common Components:** Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component

**More Information:** None

## Address and Signage

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

**Deficiency Criteria:**

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

**H&S Determination:**

**Outside:** Moderate / Fail

**Correction Timeframe:**

**Outside:** 30 days

**More Information:**

**Outside:** • None



## 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

### More Information

- **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.**



<b>Deficiency 1: Only 1 bathtub or shower is present and it is inoperable or does not drain.</b>	
<b>Deficiency Criteria:</b>	
Unit:	Only 1 bathtub or shower is present within the unit and it is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) 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.
<b>H&amp;S Determination:</b>	
Unit:	Severe / Fail
Inside:	Low / Pass
<b>Correction Timeframe:</b>	
Unit:	30 Days
Inside:	N/A

## Bathtub and Shower

<b>Deficiency 1: Only 1 bathtub or shower is present and it is inoperable or does not drain.</b>	
<b>More Information:</b>	
	<ul style="list-style-type: none"> <li>• 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.</li> <li>• If hot water does not dispense after the handle or knob is engaged, then it should be evaluated under the Water Heater standard.</li> </ul>

**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.

<b>H&amp;S Determination:</b>	<b>Correction Timeframe:</b>
<b>Unit:</b> Moderate / Fail	<b>Unit:</b> 30 days
<b>Inside:</b> Low / Pass	<b>Inside:</b> N/A

## 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.

**More Information:**

- 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.

**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.
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<b>H&amp;S Determination:</b>	<b>Correction Timeframe:</b>
Unit: Moderate / Fail	Unit: 30 days
Inside: Low / Pass	Inside: N/A

**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 & Inside:	<ul style="list-style-type: none"> <li>• Damaged, inoperable, or missing components that may limit the resident’s ability to maintain personal hygiene may include but are not limited to:                             <ul style="list-style-type: none"> <li>• A singular water fixture within the bathtub or shower;</li> <li>• Control knob or lever;</li> <li>• Diverter valve;</li> <li>• Shower pan or tub; or</li> <li>• Discoloration impacting 50% or more of the bathtub or shower.</li> </ul> </li> <li>• If a stopper is damaged, inoperable, or missing, then it should be evaluated under Deficiency 4.</li> </ul>
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<b>Deficiency Criteria:</b>	
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.
<b>H&amp;S Determination:</b>	
Unit:	Low / Pass
<b>Correction Timeframe:</b>	
Unit:	N/A
<b>More Information:</b>	
Unit:	<ul style="list-style-type: none"><li>• Damaged, inoperable, or missing components that do not limit the resident's ability to maintain personal hygiene may include but are not limited to:<ul style="list-style-type: none"><li>• Stopper (mechanical or non-mechanical);</li><li>• Curtain; or</li><li>• Discoloration impacting less than 50% of the bathtub or shower.</li></ul></li></ul>



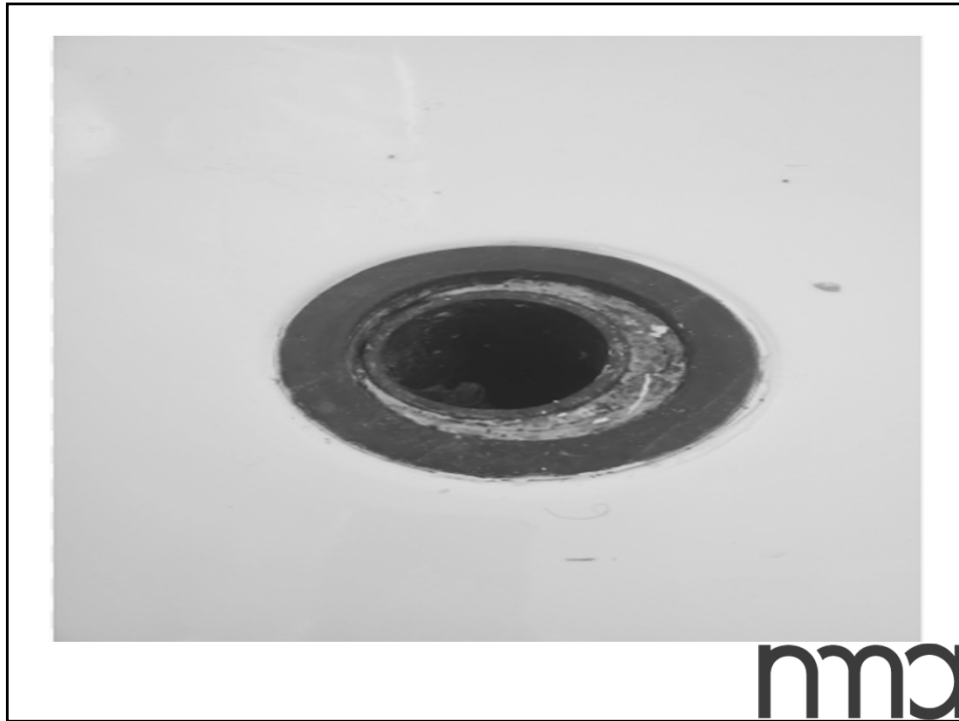












## Bathtub and Shower

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

**Deficiency Criteria:**

Unit* & Inside:	Bathtub or shower cannot be used in private.
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**H&S Determination:**

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

Unit & Inside:	30 days
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**More Information:**

Unit & Inside:	<ul style="list-style-type: none"> <li>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.</li> </ul>
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\*AHR: UNIT

## Cabinet and Storage

**Definition:** A 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 / Fail

**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.
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## Cabinet and Storage

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

**H&S Determination:**

Unit:	Moderate / Fail
Inside:	Low/ Pass

**Correction Timeframe:**

Unit:	30 days
Inside:	N/A

**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

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## 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: Fail

### 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 & A call-for-aid system does not emit sound or light or send  
 Inside: 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 & Life-Threatening /  
 Inside: Fail

### Correction Timeframe:

Unit & 24 hours  
 Inside:

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

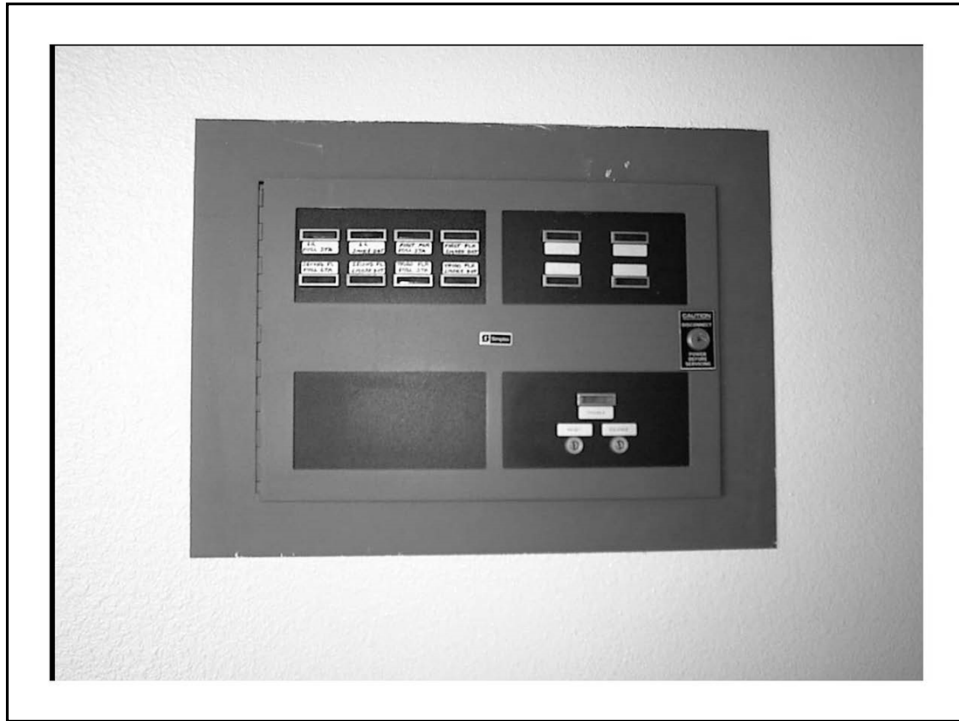
**More Information:**

Unit & Inside:

- 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:
  - Verify that the documentation addresses all parts of the call-for-aid system.
  - Verify that the third-party documentation is dated within the last 12 months of the inspection date.
- If the call-for-aid system is abandoned:
  - 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.
  - The primary consideration is that no part of the user interface remains.
- If the call-for-aid system is a button-only device, then do not record a deficiency for a missing pull cord.







## 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

<b>Common Components:</b>	Sensor; power source / battery; casing; wiring; base; alarm / alarm circuit; strobe light; LCD panel / visual display; microprocessor; circuit board
<b>More Information:</b>	<ul style="list-style-type: none"><li>• This is not a replacement for a code inspection.</li><li>• All requirements of IFC Sections 915 and 1103 must be met, even though only the criteria listed herein will be inspected for in an NSPIRE inspection.</li></ul>

## More Information

- **If a fuel-burning appliance is located in an attic, then treat the attic space as a mechanical room**
- **A combination smoke and carbon monoxide alarm should be evaluated under both the Carbon Monoxide Alarm and Smoke Alarm standards**



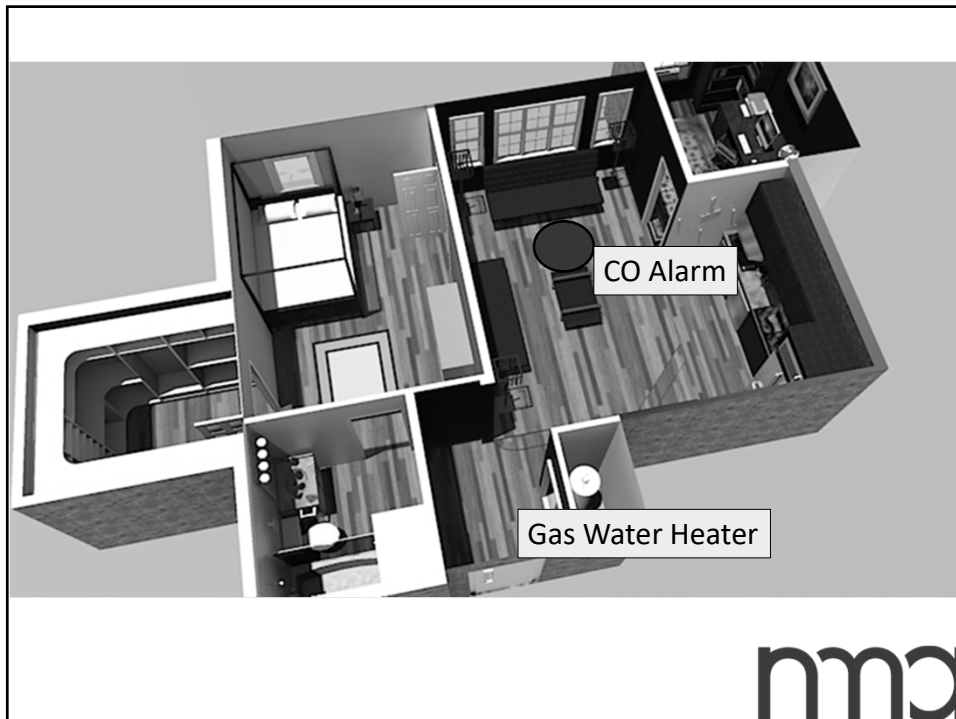
## Carbon Monoxide Alarm

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



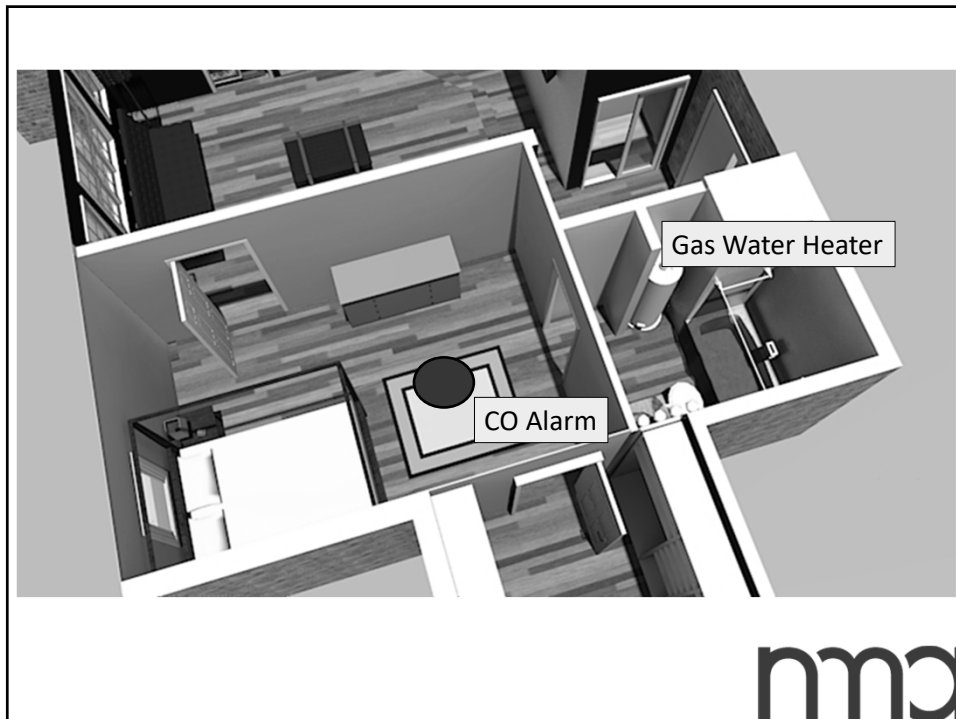
## Carbon Monoxide Alarm

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



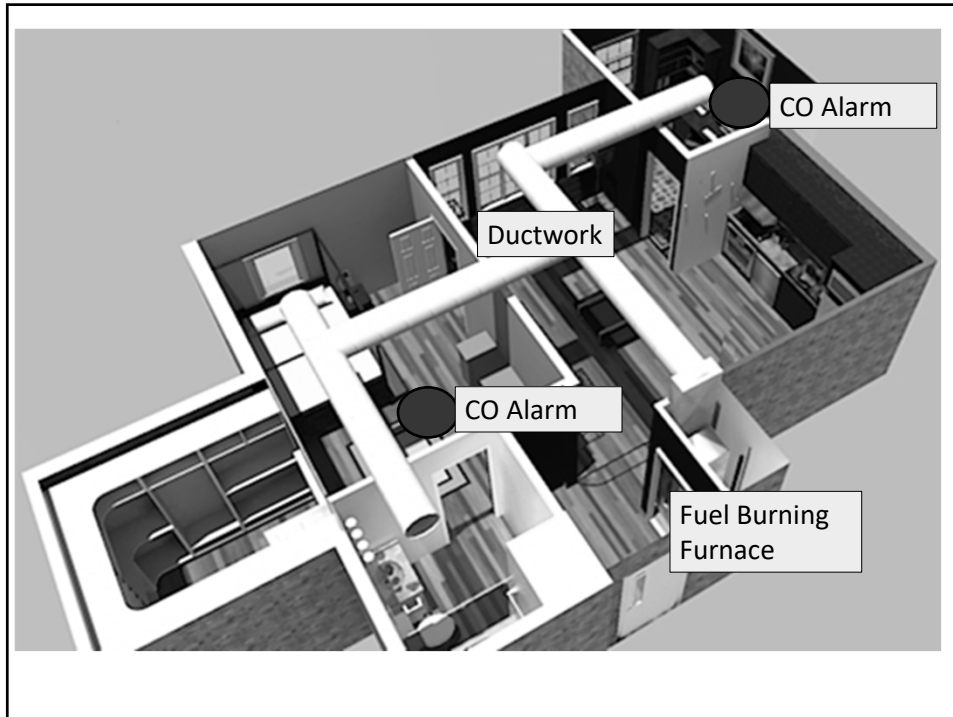
## Carbon Monoxide Alarm

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*: | <p>4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and:</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p style="text-align: center;"><u>OR</u></p> |
|--------|---|

\*AHR: UNIT

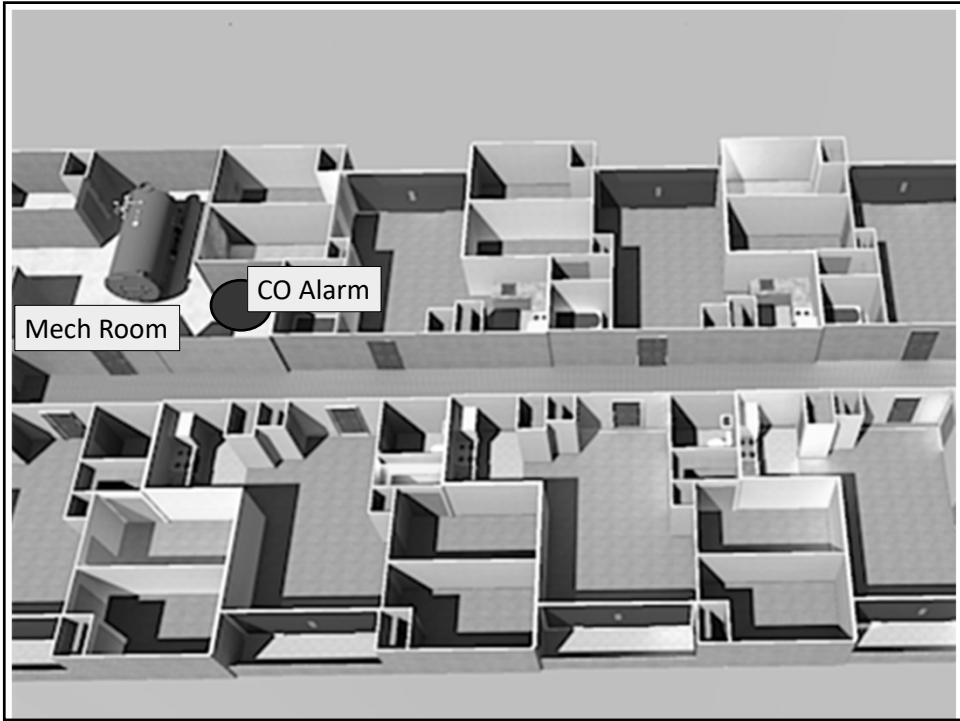
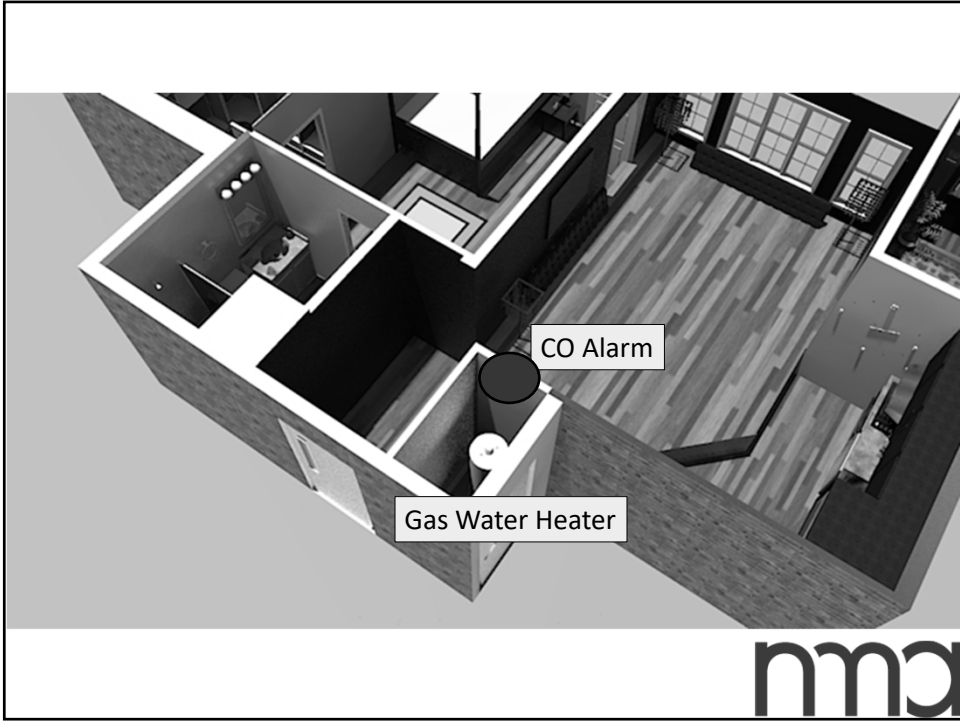
## Carbon Monoxide Alarm

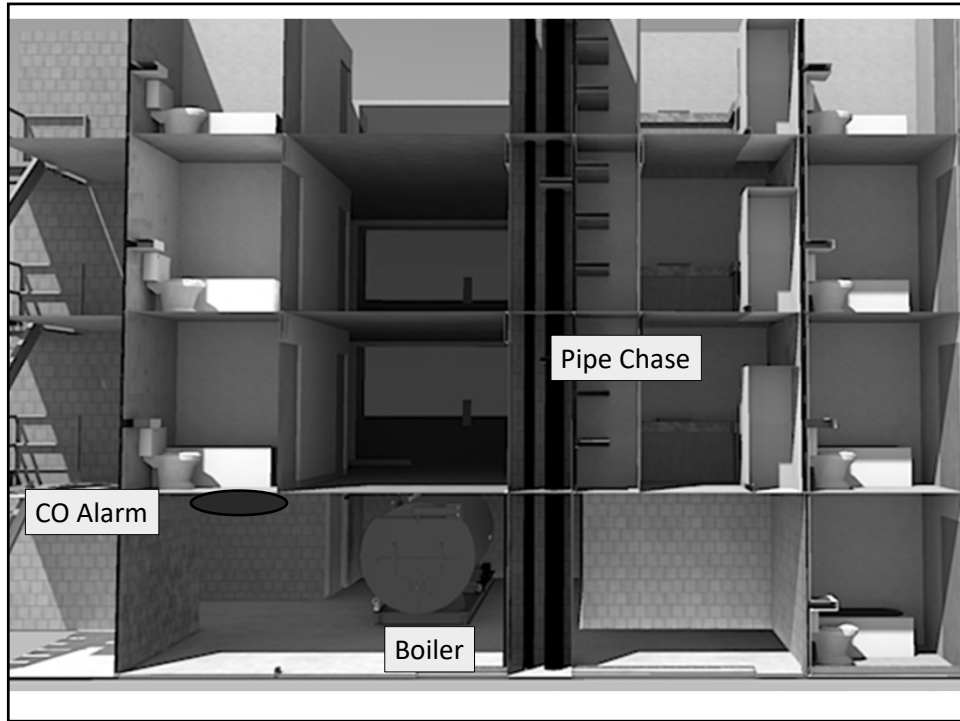
**Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.**

**Deficiency Criteria:**

- |        |  |
|--------|--|
| Unit*: | <ul style="list-style-type: none"> <li>b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.</li> </ul> <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> <li>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:                     <ul style="list-style-type: none"> <li>i. in the immediate vicinity of each bedroom.</li> </ul> <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> <li>ii. within each bedroom.</li> </ul> </li> </ul> |
|--------|--|

\*AHR: UNIT





**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 / Fail

**Correction Timeframe:**

Unit: 24 hours

**More Information:**

Unit: • None

\*AHR: UNIT

## Carbon Monoxide Alarm

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

**Deficiency Criteria:**

Unit & Inside: Carbon monoxide alarm is obstructed.

**H&S Determination:**

Unit & Inside: Life-Threatening/ Fail

**Correction Timeframe:**

Unit & Inside: 24 hours

<b>Deficiency 3: Carbon monoxide alarm does not produce an audio or visual alarm when tested.</b>	
<b>Deficiency Criteria:</b>	
Unit & Inside:	Carbon monoxide alarm does not produce audio or visual alarm when tested.
<hr/>	
<b>H&amp;S Determination:</b>	<b>Correction Timeframe:</b>
Unit & Inside:	Unit & Inside:
Life-Threatening / Fail	24 hours
<hr/>	
<b>More Information:</b>	
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>

## 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.

<b>Deficiency 1: Ceiling has an unstable surface.</b>	
<b>Deficiency Criteria:</b>	
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).
<b>H&amp;S Determination:</b>	
Unit & Inside:	Moderate / Fail
<b>Correction Timeframe:</b>	
Unit & Inside:	30 days
<b>More Information:</b>	
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>

## 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**



## 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.

<b>H&amp;S Determination:</b>	<b>Correction Timeframe:</b>
Unit & Inside: Moderate / Fail	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).

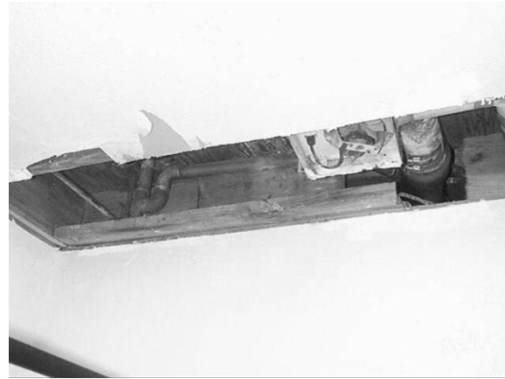
<b>H&amp;S Determination:</b>	<b>Correction Timeframe:</b>
Unit & Inside: Severe / Fail	Unit & Inside: 30 Days

**More Information:**

Unit & Inside: • None



**You cannot see through to the floor above.**



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