NSPIRE for Public Housing

PowerPoints

Day 1

August 2025

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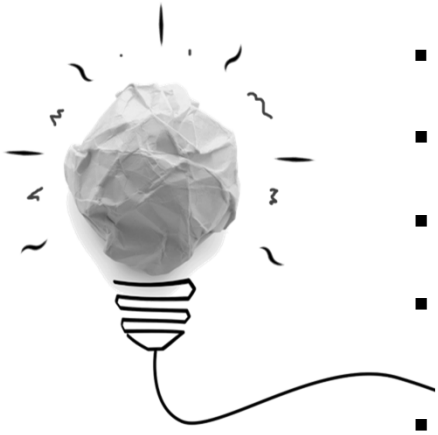
NSPIRE for Public Housing
Day 1

Nan McKay
AND ASSOCIATES, INC.

Experience — Leadership — Collaboration

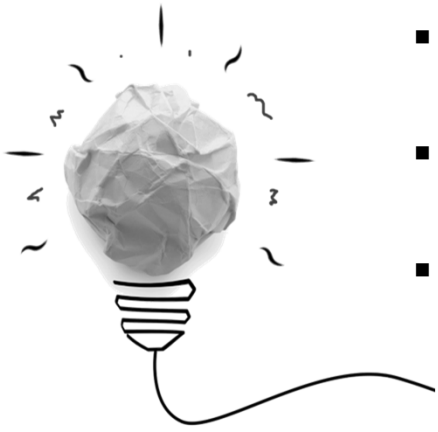
Chapter 1
Introduction

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

Overview

Section 1.1

What is NSPIRE?

National
Standards for the
Physical
Inspection of
Real
Estate

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?

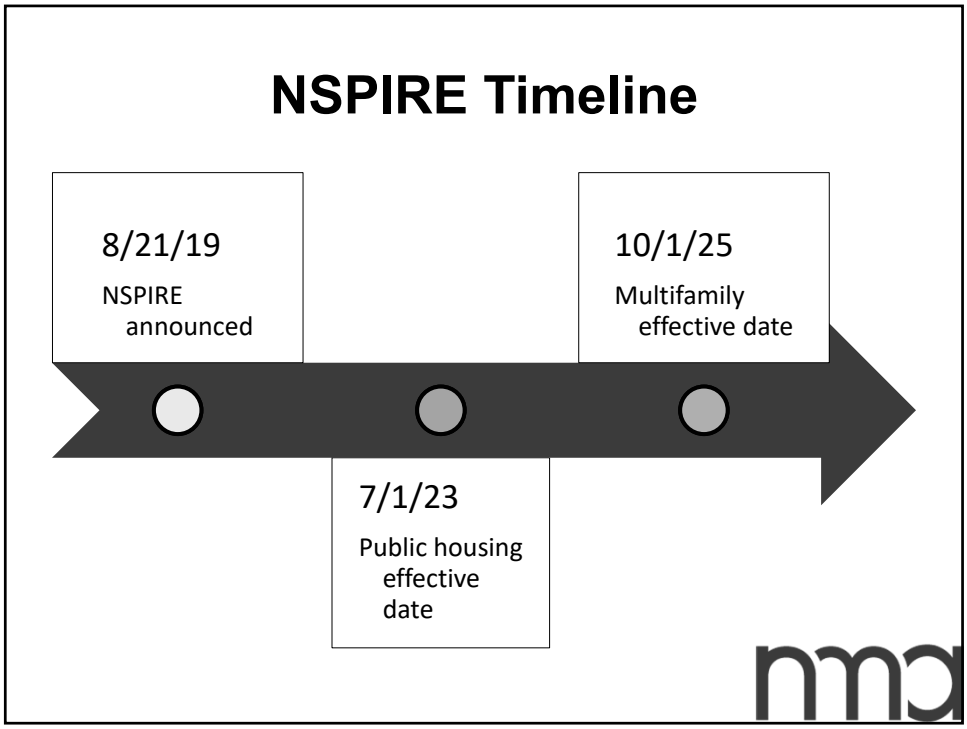
- Standards have not been updated for 20+ years
  - New continuous improvement model
- Address industry concerns
- Modernize inspection technology
- Congress directed HUD to align inspection standards across all HUD-assisted properties

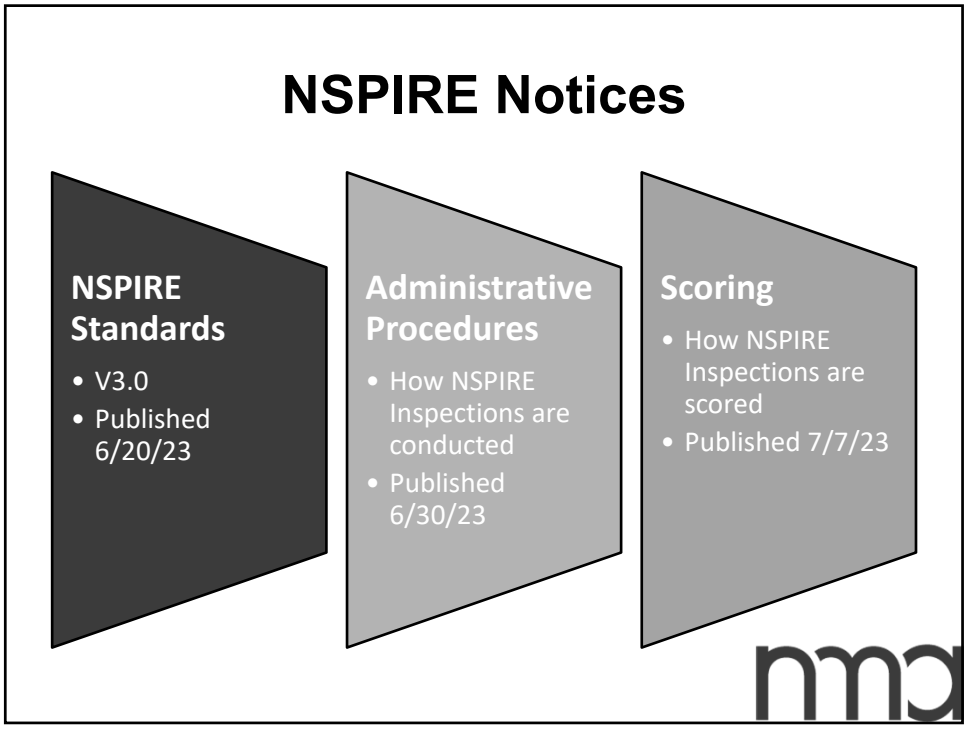
How were standards developed?

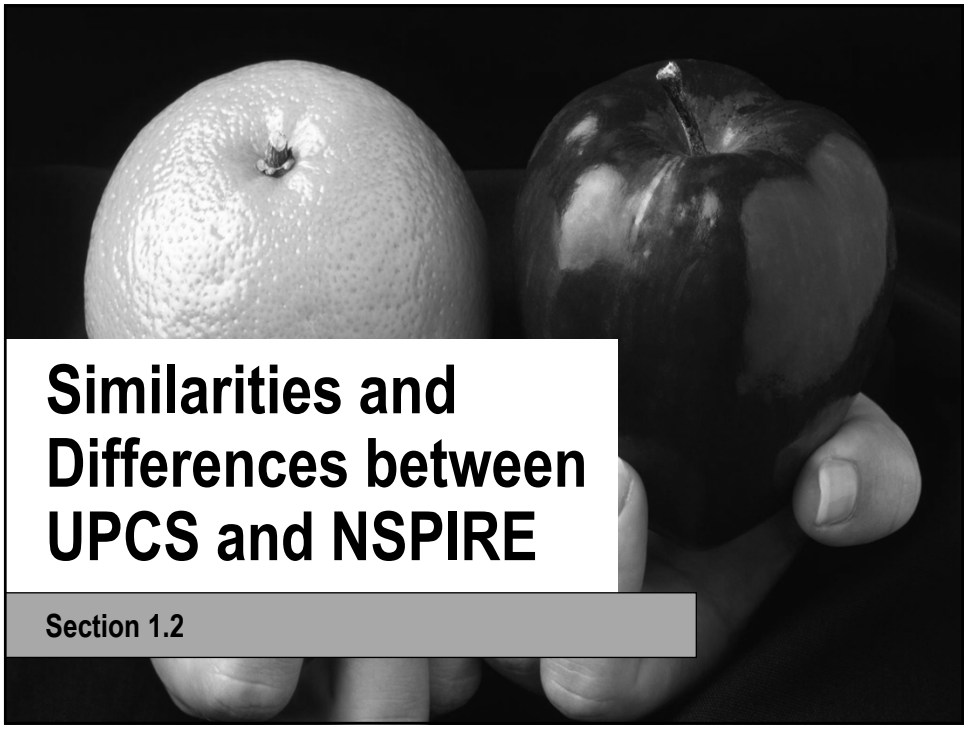
- Deficiency rationales were used to create standards
  - Each deficiency has a clearly expressed and well-supported statement that explains why that deficiency is being inspected
  - Describes the potential impact if the issue were present at a property
  - The “why” of the standard

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

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

3 areas

- Unit
- Inside
- Outside

5 areas

- Site
- Building exterior
- Building systems
- Common areas
- Units

UPCS

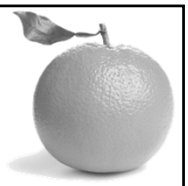
Differences

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

Differences

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

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"

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
  - Scratched 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

Section 1.3

Inspectable Areas

UNIT

INSIDE

OUTSIDE

Unit Definition

- **Interior components of an individual dwelling where the resident lives**

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

Inside Definition

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

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

Inside Examples

- Breezeways that are not enclosed on all sides must be recorded in the "Outside Inspectable" area. If it is enclosed on all sides, then it will be listed in the " inside " or " Unit Inspectable" area.

Outside Definition

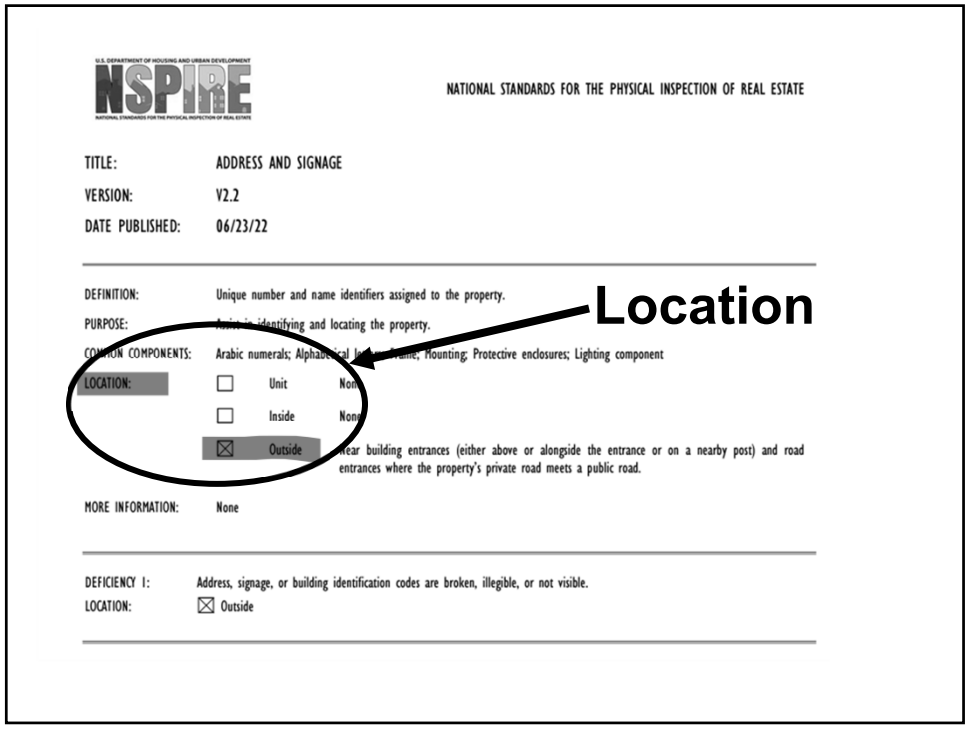
- Building site, building exterior components, and any building systems located outside of the building or unit

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

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, (e.g., Address and Signage).
  - Typically, most standards are applicable to multiple areas, (e.g., Tripping Hazard).



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; Frame; Mounting; Protective enclosures; Lighting component
LOCATION: ☐ Unit ☐ Inside ☒ 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

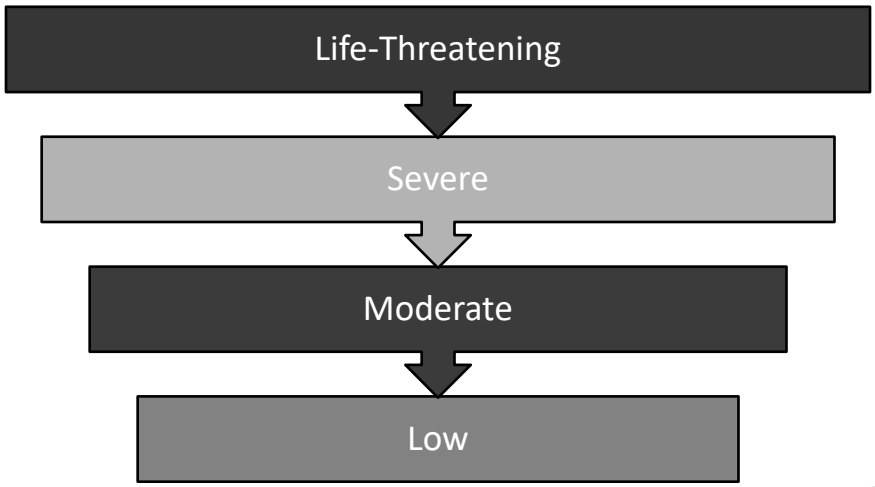
DEFICIENCY 1: Address, signage, or building identification codes are broken, illegible, or not visible.
LOCATION: ☒ Outside

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

4 Health and Safety Determinations



Life-Threatening Definition

- **Deficiencies that, if evident in the home or on the property, present a high risk of death or sever 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

Corrective Timeframe

Life-Threatening	Severe	Moderate	Low
24 hours	24 hours	30 days	60 days

Types of Inspections

Section 1.5

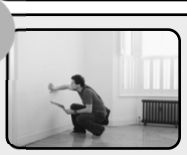
3 Types of Inspections

1

SELF-INSPECTIONS

Who: Property owners and managers
What: All units
When: Once per year

2



NSPIRE INSPECTIONS

Who: Contract inspectors
What: Sample of units
When: Every 1 to 3 years

3

NSPIRE PLUS INSPECTIONS

Who: HUD Federal inspectors
What: Highest sample rate
When: As requested, or triggered by poor conditions

Self-Inspections

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

Importance of Self-Inspections

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

SELF-INSPECTIONS

Inspection Tools

- Electrical testers (GFCI, Two)
- Tape measure
- Flashlight
- Ambient Room Thermometer
- Pinless moisture meter
- Adjustable mirror
- Dowel or similar tool for testing smoke/CO alarms

SELF-INSPECTIONS

Inspection Process

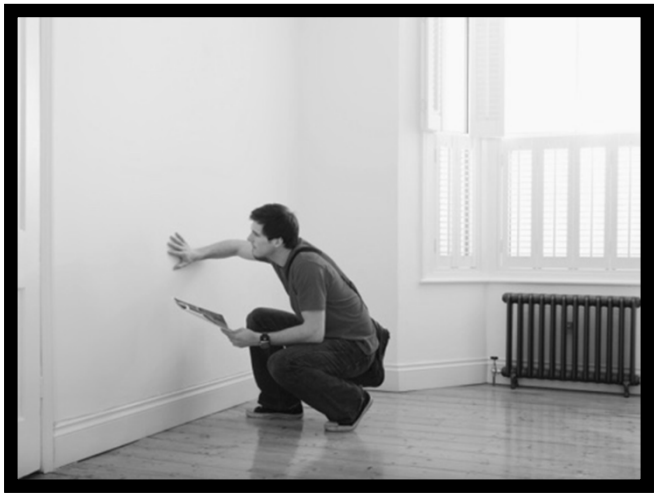
- As part of the self-inspection process, PHAs must ensure that deficiencies previously cited and repaired as part of an NSPIRE Inspections have not subsequently failed

SELF-INSPECTIONS

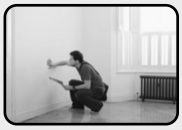
Inspector Tools

- Maintenance Workers must bring the following tools and ensure they are on hand when conducting an annual apartment inspection
- Minor repairs cannot be deferred during an inspection because a Maintenance Worker does not have the tools required to complete the repairs

NSPIRE Inspections



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

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

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

Inspector Code of Conduct

- HUD will issue a proposed rule in the future on inspector education, qualification, training, and conduct requirements
- Until new regulations are released, inspectors follow the old notice on conduct
  - Inspection Notice 2016-02

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

1 Financial Condition	2 Management Operations	3 Capital Fund	4 Physical Condition
25 points	25 points	10 points	40 points

- Physical condition is worth the most points.

NSPIRE INSPECTIONS

PHAS Designations

High Performer	• 90 points or above
Standard	• Below 90 but above 60
Substandard	• Total score of 60 or more • But a score of less than 60 in one or more of the physical condition, financial condition, or management operations indicators
Troubled	• Less than 60 • Or less than 50 in Capital Fund indicator

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

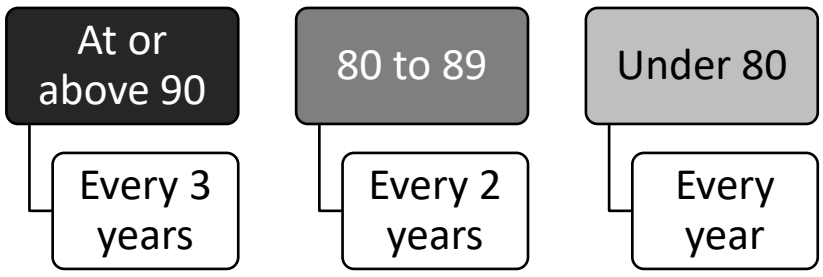
NSPIRE Inspections

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

NSPIRE Inspections

PHAs with 250 or More Public Housing Units



NSPIRE Inspections

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

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

NSPIRE Inspections

Troubled Properties

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

NSPIRE Inspections

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

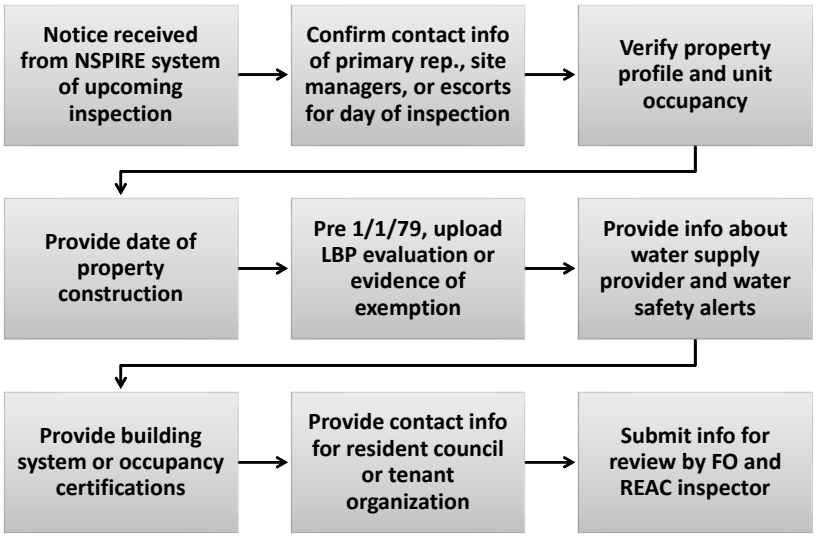
NSPIRE Inspections

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



NSPIRE Inspections

Scheduling

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

NSPIRE Inspections

Notice to Residents

- PHA must provide notice to all residents
- HUD suggests at 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

NSPIRE Inspections

Day of the Inspection

- Actions on day of the inspection are streamlined
- Property profile information, offline buildings and units, vacancy rates, and converted units will be previously validated prior to the start of the inspection

NSPIRE Inspections

During the Inspection

- A property representatives must escort the inspectors during the inspection

NSPIRE Inspections

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;
  - Ask for the inspector's advice on how to correct deficiencies;

NSPIRE Inspections

Property Representative Behavior

- During the inspection, the property representatives should not:
  - 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

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

Sampling

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

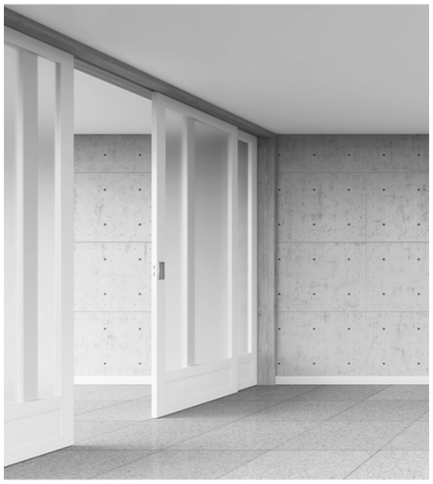
NSPIRE Inspections

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

NSPIRE Inspections

Vacant Units



- For MF the NSPIRE app prioritizes currently occupied units for inspection but may include vacant units. If you have greater than 15% vacant unit's software may pull a vacant unit
- For PHA vacant units are not inspected.

NSPIRE Inspections

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**

NSPIRE INSPECTIONS

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

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

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

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 of proof of work.

NSPIRE Inspections

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

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

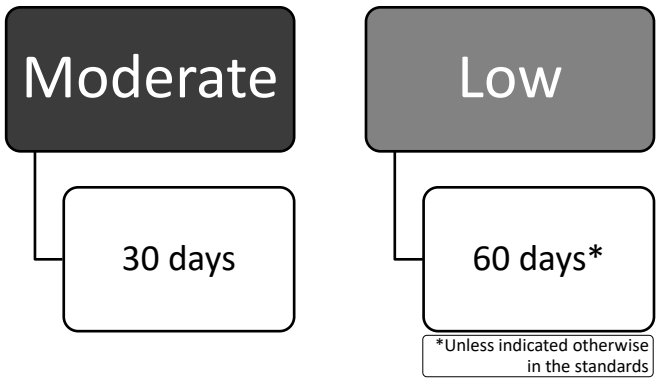
NSPIRE Inspections

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

Correction Timeframe



NSPIRE Inspections

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

NSPIRE Inspections

Repairs

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

NSPIRE Inspections

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.

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

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 repairs for deficiencies based on the inspection findings, (i.e., level of severity).

NSPIRE Inspections

PHA Actions after the Inspection

- Properties scoring below 60, the PHA must:
  - Conduct a survey, (i.e., corrective action plan) of the entire project
    - Including all units, inside, and outside
  - Within 60 days of completion of NSPIRE inspection, electronically submit a copy of the results of the survey to HUD

NSPIRE Inspections

NSPIRE Plus Inspections

NSPIRE Plus Inspections

NSPIRE PLUS INSPECTIONS

Who: HUD Federal inspectors

What: Highest sample rate

When: As requested or triggered by poor conditions

- HUD inspectors (QAs) may conduct additional inspections
- Triggered by poor property conditions
  - Troubled properties

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, use of infrared camera, etc.

NSPIRE Plus Inspections

Scoring

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

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

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

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

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

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

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

Software Overview

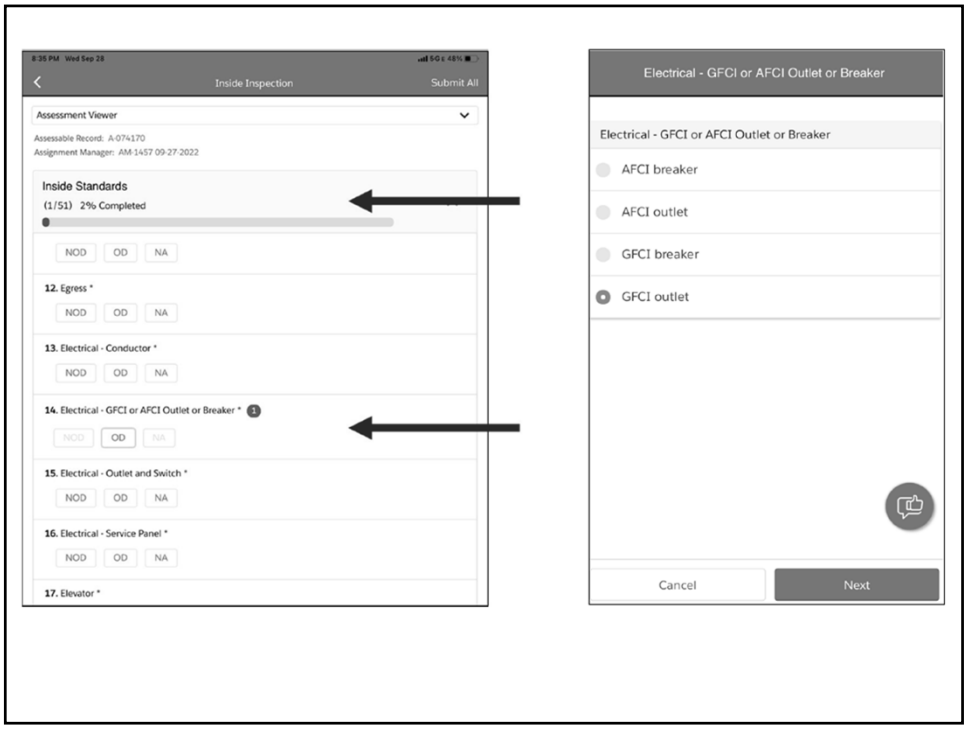
- Free, HUD-developed software
- Inspector will use during NSPIRE Inspections
- May be used for Self-Inspections
  - Not required for PHAs and O/As
  - May still use in-house operating systems or those provided by 3rd party software vendors

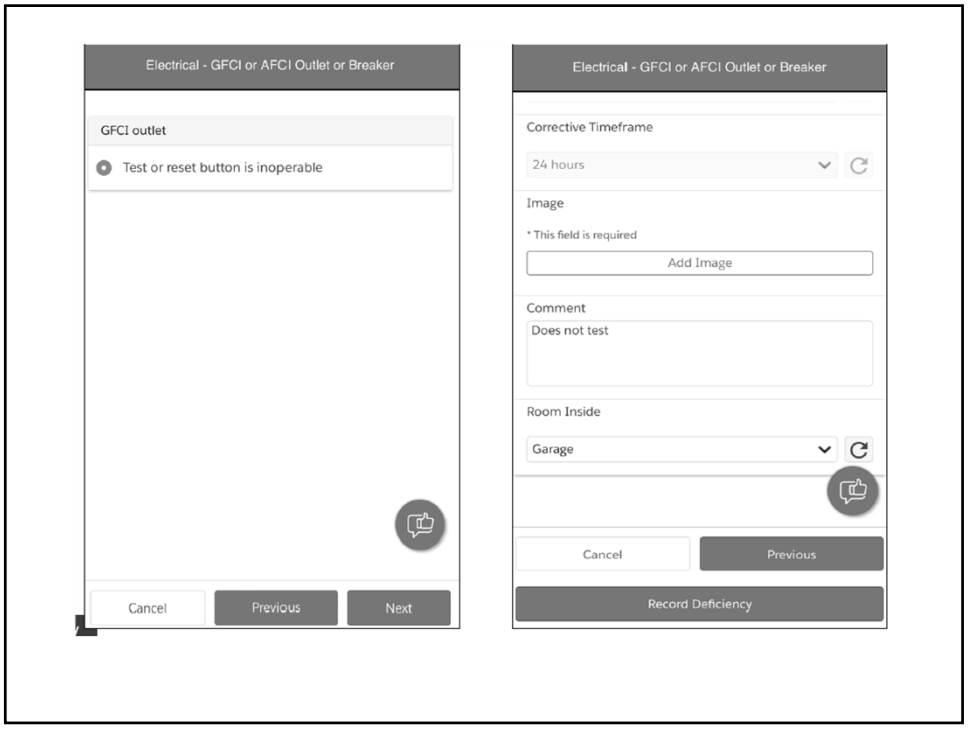
HUD Software Advantages

- 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

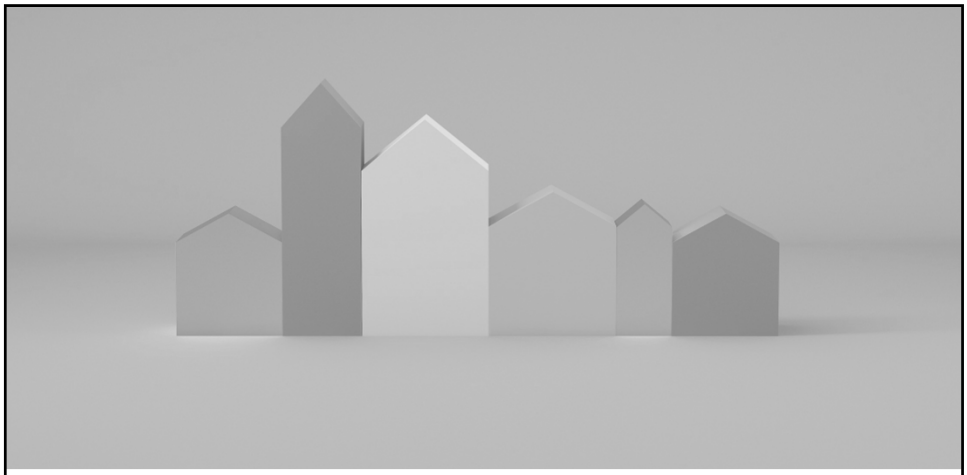
- Carries forward historical information
- Appeals made directly in the software
  - Ability to track
  - Faster response times
- Life-threatening report generated at the end of the day
  - Ability to upload copies of work orders and photos directly to show issues were mitigated


Inside Inspection
Submit All
Assessment Viewer
Assessable Record: A-074170
Assignment Manager: AM-1457 09-27-2022
Inside Standards
(1/51) 2% Completed
NOD OD NA
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

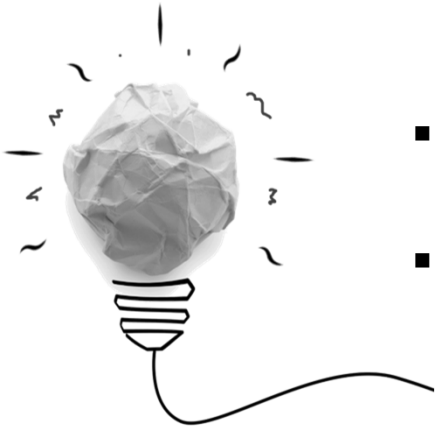
Location	Electrical - GFCI or AFCI Outlet or Breaker
Building 1 Victory Square_1 Parking Garage	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
Sampling Status	Comment
In Sample	Behind ac units in garage
Corrective Timeframe	
24 hours	

Location	Electrical - Outlet and Switch
Building 1 Victory Square_1	An unprotected outlet is present within six feet of a water source.



Chapter 2
NSPIRE Standards

Learning Outcomes



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

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

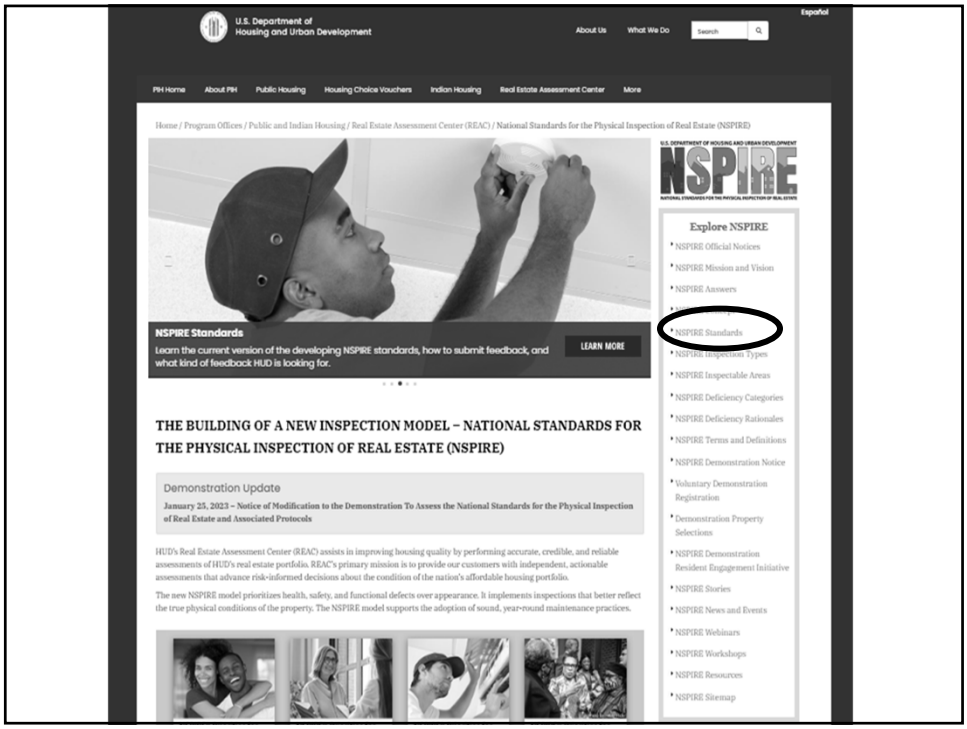
- NSPIRE standards do not supersede local or state code, law or regulation
  - Such as fire, mechanical, plumbing, carbon monoxide, property maintenance, or residential code requirements

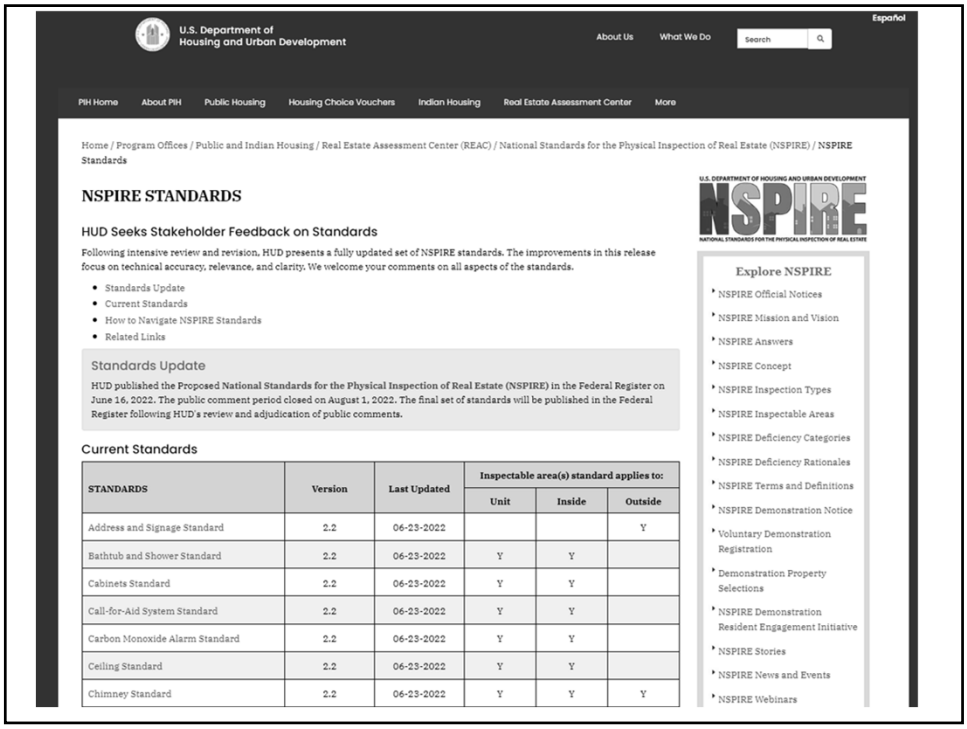
Overview of Standards

- 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

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





STANDARDS	Version	Last Updated	Inspectable area(s) standard applies to:		
			Unit	Inside	Outside
Address and Signage Standard	2.2	06-23-2022			Y
Bathtub 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

NSPIRE

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

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

TITLE: ADDRESS AND SIGNAGE

VERSION: V3.0

DATE PUBLISHED: 06/20/23

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NSPIRE

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.

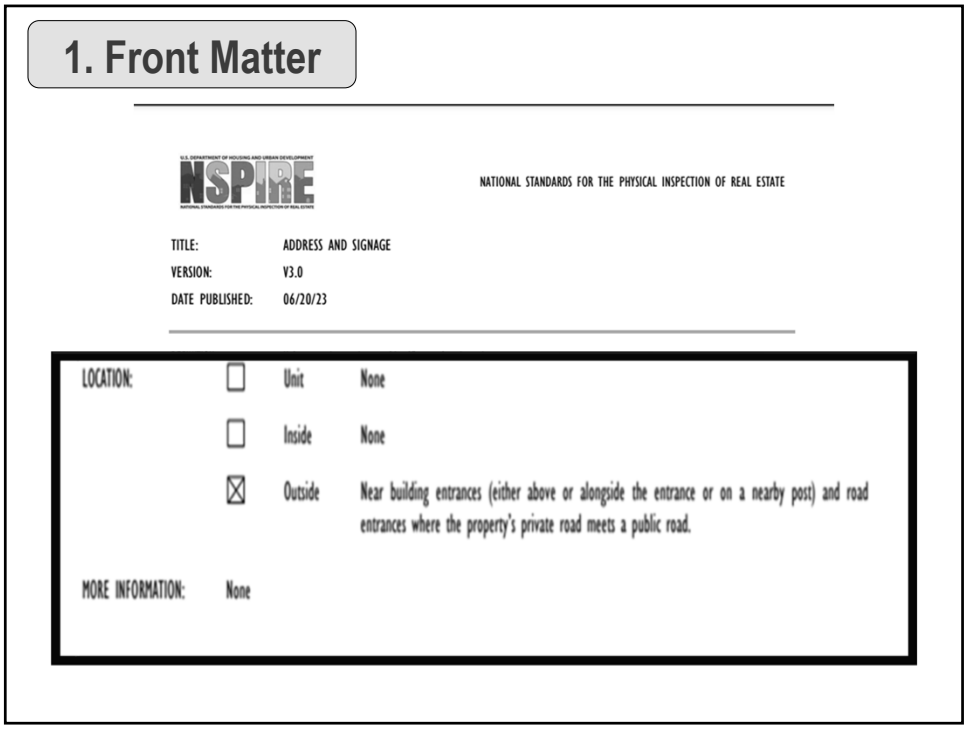
COMMON COMPONENTS: Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component

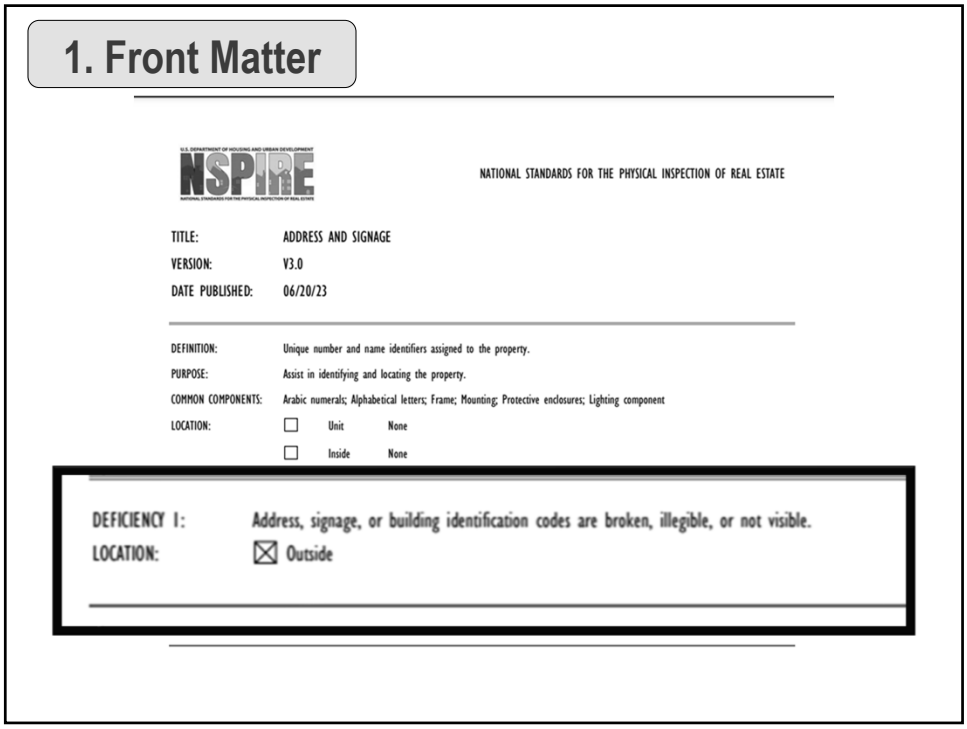
☐ Inside None

☒ 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
NSPIRE
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
NSPIRE
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

NSPIRE

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

NSPIRE

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.

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

NSPIRE — NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

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

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HEALTH AND SAFETY DETERMINATION: Moderate

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CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: ✖

HCV CORRECTION TIMEFRAME:

REQUEST FOR HELP: - None

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

MORE INFORMATION: - None

2. Deficiencies

NSPIRE — NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 1 – 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: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

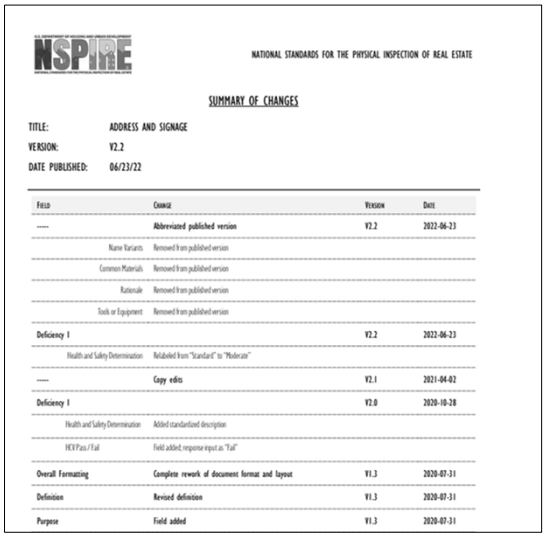
OBSERVATION:
- Look at the property and locate any signage or address.
- Look at individual buildings on the property and locate any signage or building identification codes identifying the building.

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



NSPIRE

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		
Deficiency 1		V2.2	2022-06-23
Health and Safety Determination	Relabeled from "Standard" to "Moderate"		
----	Copy edits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
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, (e.g. A very high window).
Reasonably Accessible	Can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property, (e.g. wall outlet).

Terms Used in the Standards

POA	Property owner or agent
e.g.	For example (general)
i.e.	That is (specific)

Terms Used in the Standards

Must

Must means required,
(e.g., " If mounted on the ceiling, then the smoke alarm MUST be greater than 4 inches for the wall".

Should

Should means it is a recommendation,
(e.g., " Smoke alarms SHOULD be installed at least 10 feet from a cooking appliance".
REAC Inspectors will not site.

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

Scoring

- HUD will not score affirmatives in at least the first 12 months of NSPIRE inspections
  - 12 months from 10/1/23 when standards are applicable to Multifamily
  - Implementation date is now 10/1/2025
  - See Scoring Notice for a complete list
  - Designated by a (^) symbol

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

Outside Affirmatives

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 • Must contain a sink, a bathtub or shower, and an interior flushable toilet
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 • Including an adequate source of safe drinking water in the bathroom and kitchen

Drinking Water

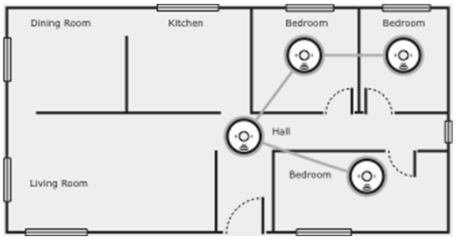
- HUD will not inspect for water quality
  - For information collection purposes only and will not be scored
- Safe drinking water only entails:
  - Visual inspection for lead service lines
  - Assessment (via an information request, not physical inspection) if there has been a water outage or water 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: • On each level of the unit; • Inside each bedroom; • Within 21 feet of any door to a bedroom measured along a path of travel; and…

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

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

Correction Timeframe:	
Outside:	30 days

More Information:	
Outside:	• None

Bathtub and Shower

Definition:	Fixtures typically found in bathrooms that dispense clean water used for bathing and self-care which also contain a method for draining used water.
Common Components:	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:	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	• 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.
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 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 & 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 Unit that is operational.

H&S Determination:	
Unit:	Moderate
Inside:	Low

Correction Timeframe:	
Unit:	30 days
Inside:	60 days

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:

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.

H&S Determination:		Correction Timeframe:	
Unit:	Low / Pass	Unit:	N/A

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:
	  • Stopper (mechanical or non-mechanical);
	  • Curtain; or
	  • Discoloration impacting less than 50% of the bathtub or shower.

Bathtub and Shower

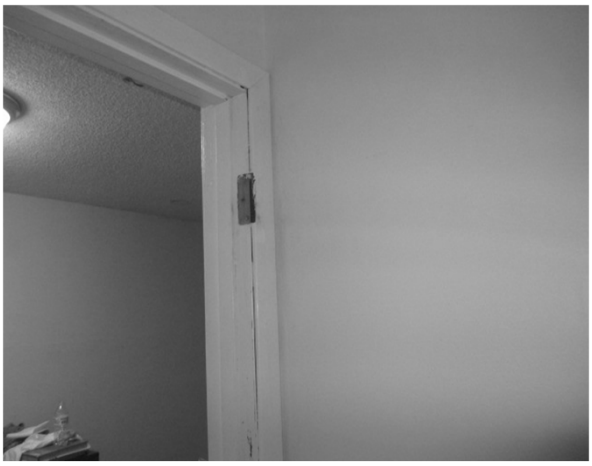
Deficiency 5: Bathtub or shower cannot be used in private.

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

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Moderate / Fail	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:	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

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:

- To calculate the percentage of components that are deficient, evaluate kitchen, bath, and laundry separately.
- 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.

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

Definition:	A call system used by a resident to summon aid during a medical emergency.
Common Components:	Annunciator; Pull cord; Speaker; Lights; Alarm; Faceplate
More Information:	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 & Inside:	System is blocked. OR Pull cord end is higher than 6 inches off the floor.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Life-Threatening	Unit & Inside:	24 hours

More Information:

Unit & Inside:	• If the call-for-aid system is a button-only device, then do not 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.

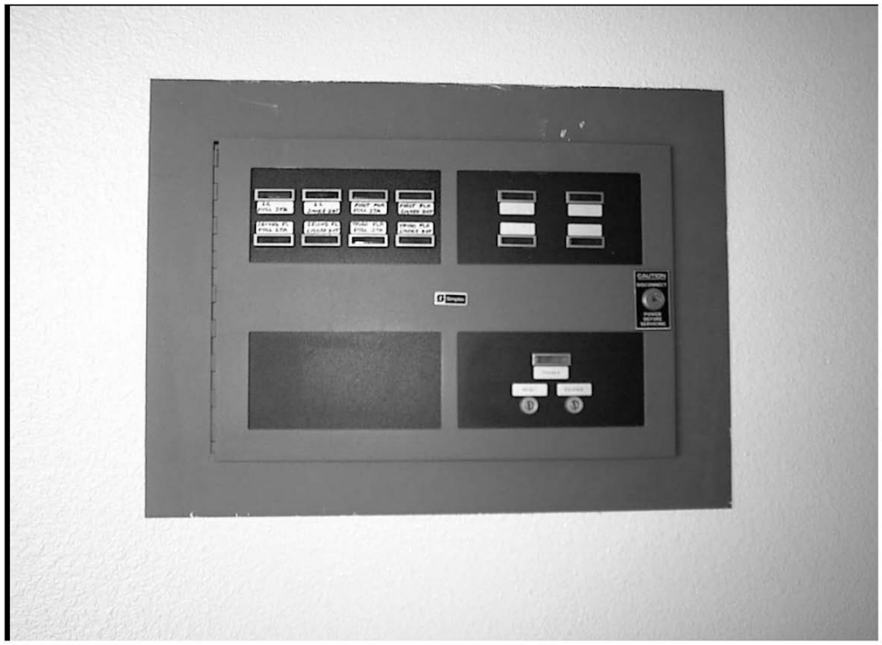
Deficiency Criteria:

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:		Correction Timeframe:	
Unit & Inside:	Life-Threatening	Unit & Inside:	24 hours

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.



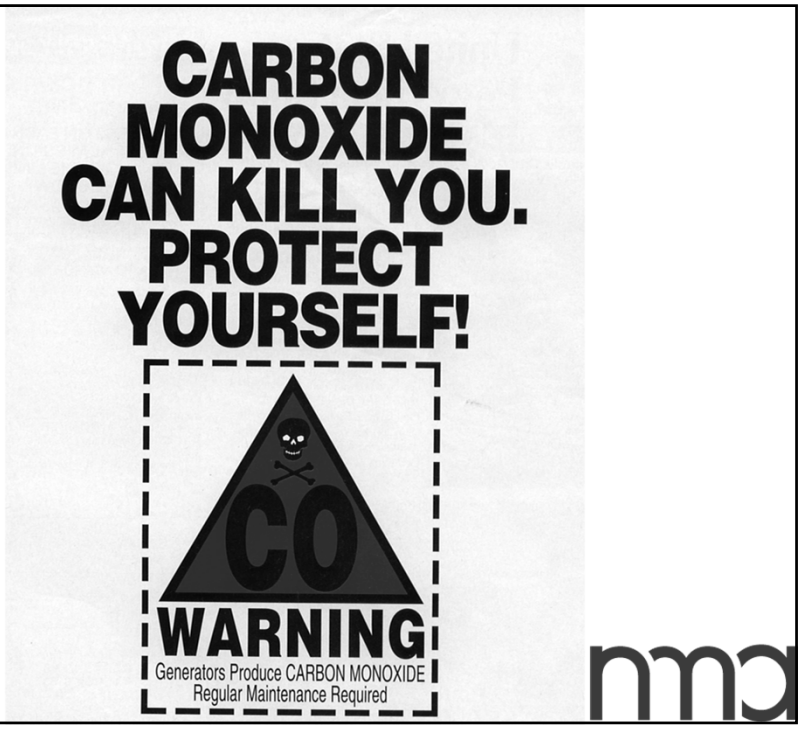
Carbon Monoxide Alarm

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

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 an NSPIRE inspection.

Different Types of CO Alarms



SOURCES OF CARBON MONOXIDE

- Gas and oil furnaces, boilers and water heaters
- Wood-burning fireplaces and stoves
- Gas appliances like ovens, burners, or dryers
- Gas or kerosene space heaters
- Gas or charcoals grills
- Swimming pool gas heaters
- Cars, trucks, campers, tactors, and other vehicle's exhaust gases in attached garages
- Recreational vehicles (RVs) with generators
- Blocked chimneys and flues.

More Information

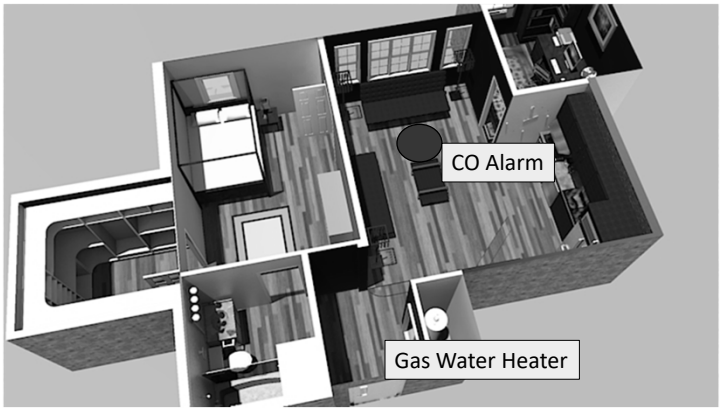
- **If a fuel-burning appliance is located in an attic, then treat the attic space as a mechanical room**
- **A combination smoke and carbon monoxide alarm should be evaluated under both the Carbon Monoxide Alarm and Smoke Alarm standards**

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

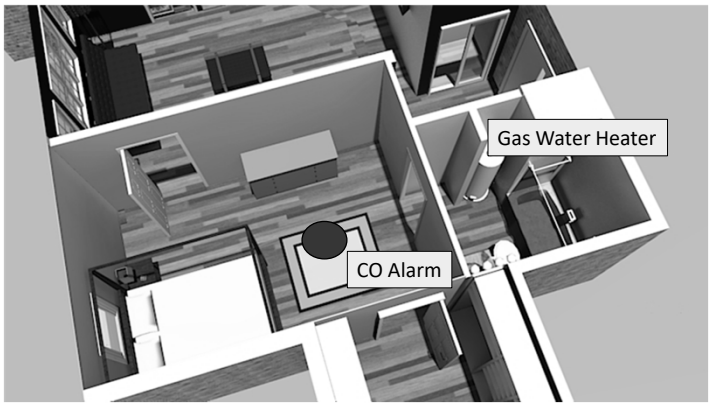


Carbon Monoxide Alarm

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

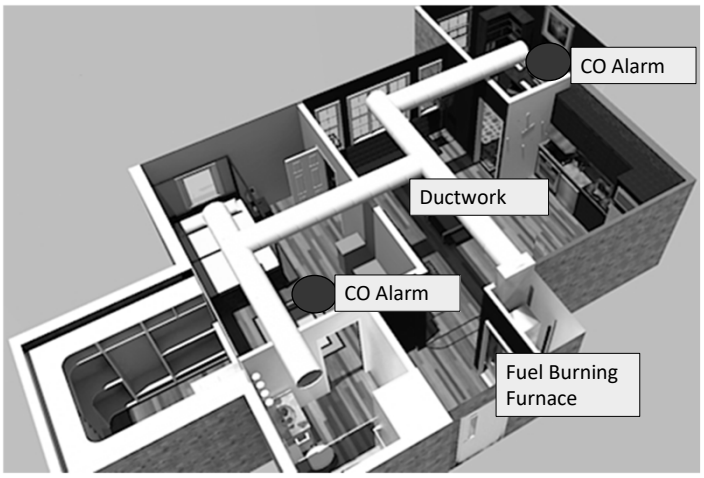
Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

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*:

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

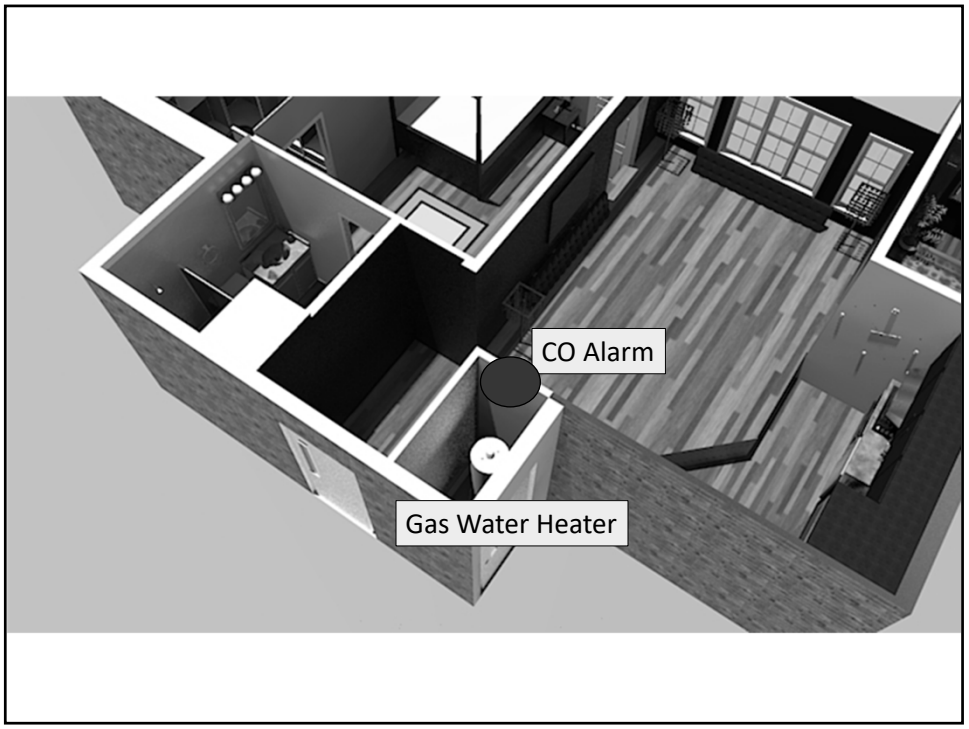
Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

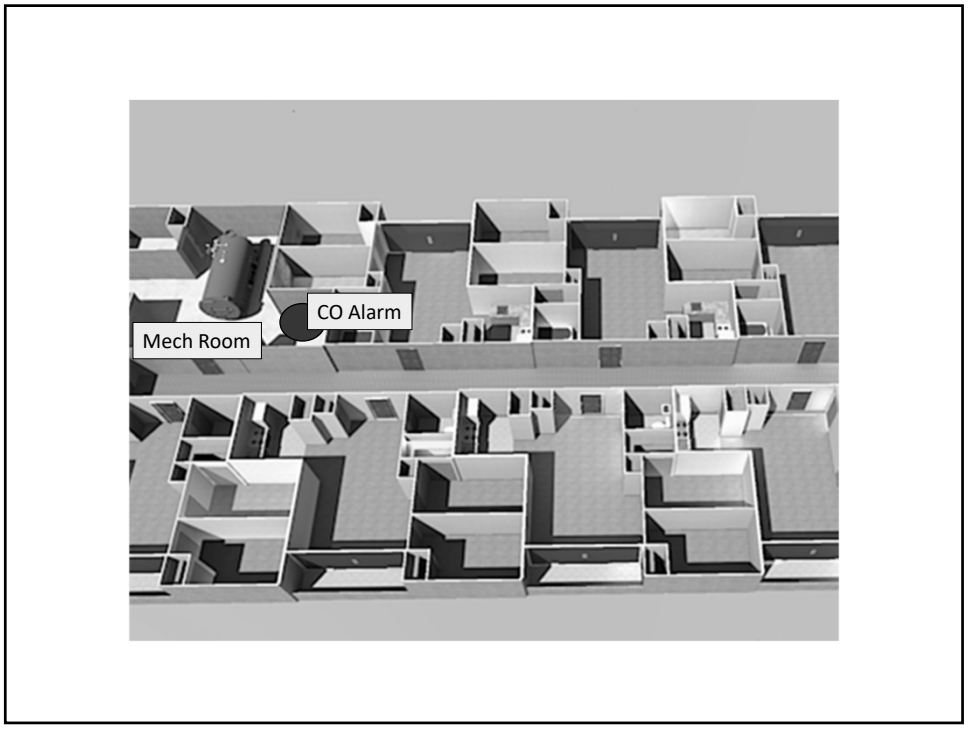
Deficiency Criteria:

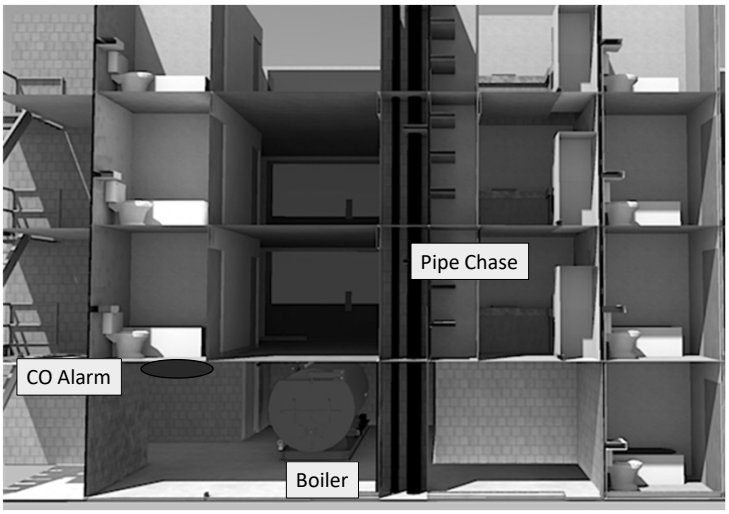
Unit*:

   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







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:		Correction Timeframe:	
Unit:	Life-Threatening	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:		Correction Timeframe:	
Unit & Inside:	Life-Threatening	Unit & Inside:	24 hours

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.

H&S Determination:	
Unit & Inside:	Life-Threatening

Correction Timeframe:	
Unit & Inside:	24 hours

More Information:	
Unit & Inside:	• If the batteries are dead, then the carbon monoxide alarm should be evaluated under this deficiency. • Any carbon monoxide alarm that is present should be evaluated under this deficiency. • May utilize a tool to press the test button.

Ceiling

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

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).

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

More Information:	
Unit & Inside:	• 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.).

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.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Moderate	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:		Correction Timeframe:	
Unit & Inside:	Severe	Unit & Inside:	24 hours

More Information:

Unit & Inside:	• None

Chimney

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

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.

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.

H&S Determination:		Correction Timeframe:	
Unit, Inside, & Outside:	Life-Threatening	Unit, Inside, & Outside:	24 hours

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, & 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, then do not evaluate it under this deficiency.
- 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:		Correction Timeframe:	
Outside:	Life-Threatening	Outside:	24 hours

More Information:

Outside:

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

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

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:		Correction Timeframe:	
Unit & Inside, & Outside:	Life-Threatening	Unit, Inside, & Outside:	24 hours

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:		Correction Timeframe:	
Outside:	Low	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:		Correction Timeframe:	
Unit & Inside:	Life-Threatening	Unit & Inside:	24 hours

More Information:

Unit & Inside:	• None

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.

H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening

Correction Timeframe:	
Unit, Inside, & Outside:	24 hours

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.

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

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.

H&S Determination:		Correction Timeframe:	
Unit:	Severe	Unit:	24 hours
Inside:	Low	Inside:	60 days

More Information:	
Unit & Inside:	• The POA may attempt to light the pilot light if it is out; however, this is not required. • The POA should not attempt to directly light the burner. • 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.

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 & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

More Information:	
Unit & Inside:	• Damaged or missing components that may impact 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:		Correction Timeframe:	
Unit:	Severe	Unit:	24 hours

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:		Correction Timeframe:	
Unit:	Severe	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.

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

More Information:	
Unit & Inside:	• The POA may attempt to light the pilot light if it is out; however, this is not required. • The POA should not attempt to directly light the burner. • If no burner on the cooking range or cooktop produces heat, then evaluate under Deficiency 1.

Door – Entry

Definition:	A door that provides a means of access to the Unit from the Inside or Outside. OR A door that provides a means of access to the Inside from the Outside.
Common Components:	Door frame; Door slab; Door hardware; Door lock; Door security devices

Door – Entry

More Information:	Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

Door – Entry

Deficiency 1: Entry door will not open.

Deficiency Criteria:

Unit & Inside:	Entry door will not open.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Moderate	Unit & Inside:	30 days

Door – Entry

Deficiency 2: Entry door will not close.

Deficiency Criteria:

Unit & Inside:	Entry door does not close (i.e., door seats in frame).

H&S Determination:	
Unit:	Severe
Inside:	Moderate

Correction Timeframe:	
Unit:	24 hours
Inside:	30 days

More Information:

Deficiency 3: Entry door self-closing mechanism is damaged, inoperable, or missing.

Deficiency Criteria:

Unit & Inside:	The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality). OR The self-closing mechanism does not pull the door closed and engage the latch. OR The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

More Information:

Unit & Inside:	• If the entry door does not have a self-closing device, evaluate latch under the applicable deficiency within this standard.

Door – Entry

Deficiency 4: Entry door cannot be secured.

Deficiency Criteria:

Unit & Inside:	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.

H&S Determination:	
Unit:	Severe
Inside:	Moderate

Correction Timeframe:	
Unit:	24 hours
Inside:	30 days

More Information:

Unit & Inside:	• Acceptable forms of installed locks include ones that can be engaged from both sides and the exterior side can be engaged with a key, keypad, keycard, code, etc.

Door – Entry

Deficiency 5: Hole, split, or crack that penetrates completely through entry door.

Deficiency Criteria:

Unit & Inside:	A hole ¼ inch or greater in diameter that penetrates all the way through the door. OR A split or crack ¼ inch or greater in width that penetrates all the way through the door. OR A hole or a crack with separation is present, or the glass is missing within the door, side lites, or transom.

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

Door – Entry

Deficiency 5: Hole, split, or crack that penetrates completely through entry door.

More Information:

Unit & Inside:	• If there is broken glass with sharp edges evaluate it under the Sharp Edges standard. • If a hole is the result of a missing lock, record under the applicable defect within this standard. • Any prior hole, split, or crack to the entry door must be repaired using equivalent materials.

Door – Entry

Deficiency 6: Entry door is missing.

Deficiency Criteria:

Unit & Inside:	The entry door is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:	
Unit:	Life-Threatening
Inside:	Severe

Correction Timeframe:	
Unit:	24 hours
Inside:	24 hours

Door – Entry

Deficiency 7: Entry door surface is delaminated or separated.

Deficiency Criteria:	
Unit & Inside:	There is delamination or separation of the door surface 2 inches wide or greater. OR There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

Door – Entry

Deficiency 8: Entry door frame, threshold, or trim is damaged or missing.

Deficiency Criteria:	
Unit & Inside:	The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality). OR The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

Deficiency 9:	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

Deficiency Criteria:	
Unit & Inside:	The entry door seal, gasket, or stripping is damaged, inoperable, or missing. AND ONE OF THE FOLLOWING CONDITIONS: Condition 1: • General door type: Results in a gap of ¼-inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door. • Special door type: Results in a gap of ¼-inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet.

Door – Entry

Deficiency 9:	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

Deficiency Criteria:	
Unit & Inside:	Condition 2: • General door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door. • Special door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.

H&S Determination:	
Unit & Inside:	Moderate

Correction Timeframe:	
Unit & Inside:	30 days

Deficiency 9:	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.
More Information:	

Unit & Inside:	• This deficiency includes both manufacturer-installed and aftermarket seal, gasket, or stripping.
	• Entry doors designed without a seal, gasket, or stripping are not considered a deficiency.
	  • To determine this, use a mirror to look at the top, sides, and bottom of the door and the top and sides of the jamb for evidence that a seal, gasket, or stripping was ever present.
	  • For example, there is a gap less than ¼-inch permitting light under an entry door, but no evidence of water penetration. Using touch or a mirror, it is determined that the door was designed without a seal or a threshold. In this case, there is not a deficiency. However, if there is evidence of water penetration, then it would be considered a deficiency.

Deficiency 10:	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.
Deficiency Criteria:	
Unit & Inside:	Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation

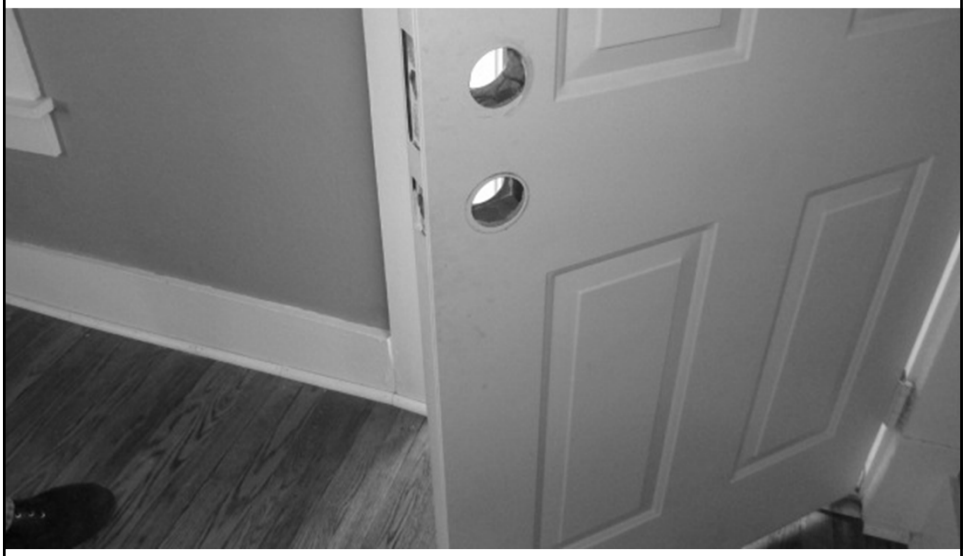
Deficiency 10:	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.

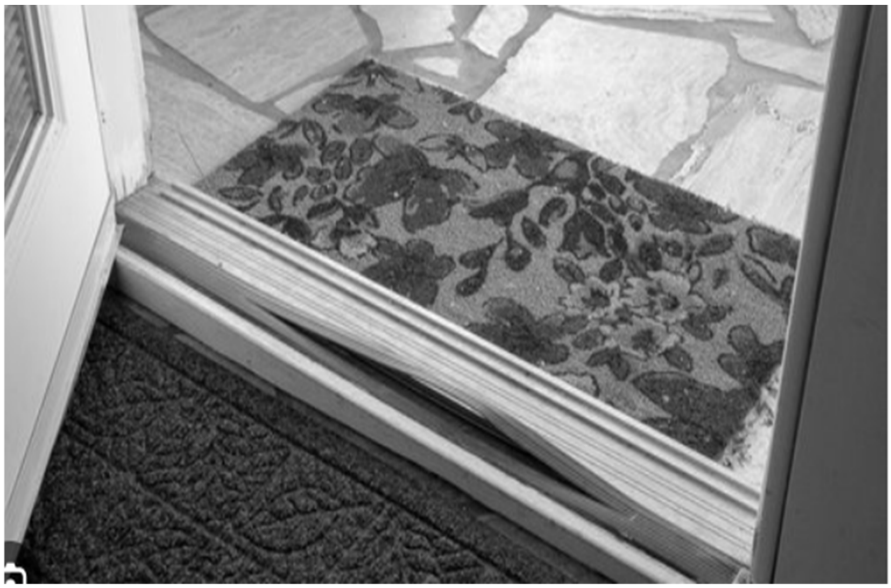
H&S Determination:		Correction Timeframe:	
Unit & Inside:	Low	Unit & Inside:	60 days

More Information:

Unit & Inside:

- Examples may include, but are not limited to:
  - Insulated glass with a compromised seal;
  - Auxiliary (i.e., additional) installed lock;
  - Installed security device;
  - Strike plate or latch assembly;
  - Weather stripping on an entry door that provides access to the Unit from the Inside (e.g., hallway); or
  - Casing or decorative trim.





Door – Fire Labeled

Definition:	A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).
Common Components:	Door; Frame; Fire or smoke seals; Gaskets; Weather stripping; Hinges; Handles; Latching mechanism; Automatic closing devices; Vision panels

Door – Fire Labeled

More Information:	• If a trash chute has a fire labeled door, then it should be evaluated under the Trash Chute standard. • If a non-sampled unit's entry door that is fire labeled is observed to have one of the deficiencies listed, then evaluate the deficiency as part of the Inside area.

Fire Labeled Doors Requirements

- The Fire Door Standard only applies for Fire Doors that are already present
- Under NSPIRE, Fire Doors are not an affirmative requirement

More Information

- The fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame

More Information

- **Unit/Inside:**
  - **If a Unit entry door or stairwell door will not open, and at least one (1) other Unit entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the unopenable door as a fire labeled door.**

Door – Fire Labeled

Deficiency 1: Fire labeled door does not open.	
Deficiency Criteria:	
Unit & Inside:	Fire labeled door does not open such that it may limit access between spaces.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Severe	Unit & Inside:	24 hours

Deficiency 2:	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

Deficiency Criteria:	
Unit & Inside:	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Severe	Unit & Inside:	24 hours

Deficiency 3:	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

Deficiency Criteria:	
Unit & Inside:	A fire labeled door assembly has a hole of any size. OR A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised. OR 25% of the door surface has rust that affects the integrity of the door. OR There is broken or missing glass.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Severe	Unit & Inside:	24 hours

Deficiency 3:	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

More Information:

Unit & Inside:

- Door assembly components may include, but are not limited to:
  - Frame
  - Hardware
  - Glazing
  - Door slab
- Examples of damage that may compromise the integrity of a fire labeled door assembly may include, but are not limited to:
  - Glass that is cracked or not secure
  - Missing or removed hardware resulting in a hole
- Repaired doors are acceptable with manufacturer documentation.

Door – Fire Labeled

Deficiency 4:	Fire labeled door seal or gasket is damaged or missing.

Deficiency Criteria:

Unit & Inside: A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).
OR
A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:	
Unit & Inside:	Severe

Correction Timeframe:	
Unit & Inside:	24 hours

Door – Fire Labeled

Deficiency 5:	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

Deficiency Criteria:	
Unit & Inside:	An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.

H&S Determination:	
Unit & Inside:	Severe

Correction Timeframe:	
Unit & Inside:	24 hours

Door – Fire Labeled

Deficiency 5:	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

More Information:

Unit & Inside:

- Objects that may prevent a fire labeled door from closing and latching or self-closing and latching may include, but are not limited to:
  - Wood wedge
  - Kick-down door stop
  - Trash can
  - Furniture
  - Tape
  - Rubber band
- Doors shall not be held open by devices other than those that release when the door is pushed or pulled. "Push or pull" release devices to hold a door open can be either electromagnetic or of the friction-fit type integral to the door closer.

Door – Fire Labeled

Deficiency 6: Fire labeled door cannot be secured.

Deficiency Criteria:

Unit & Inside:	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock.

H&S Determination:	
Unit:	Severe
Inside:	Moderate

Correction Timeframe:	
Unit:	24 hours
Inside:	30 days

More Information:

Unit & Inside:	• Acceptable forms of installed locks include ones that can be engaged from both sides and the exterior side can be engaged with a key, keypad, keycard, code, etc.

Door – Fire Labeled

Deficiency 7: Fire labeled door is missing.

Deficiency Criteria:

Unit & Inside:	Fire labeled door is 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


LISTED FIRE DOOR
90 MINUTE RATING
MINIMUM LATCH THROW 1/2 INCH
SEE INSTALLATION INSTRUCTIONS
KAMCO SUPPLY CORP.
LISTED FIRE DOOR FRAME
1 1/2 HOUR RATING
SEE INSTALLATION INSTRUCTIONS
KAMCO SUPPLY CORP.

Floor damage beneath door leads to gapping

Door – General

Definition:	Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
Common Components:	Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing
More Information:	Privacy within a bathroom should be evaluated under the Toilet standard and Bathtub and Shower standard, respectively.

Door – General

Deficiency 1: A passage door does not open.

More Information:

Unit:
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
- A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
- Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
- If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

Deficiency 1: A passage door does not open.

Deficiency Criteria:

Unit & Inside:	A passage door does not open such that it may limit the resident's ability to move freely between rooms.

H&S Determination:		Correction Timeframe:	
Unit & Inside:	Moderate	Unit & Inside:	30 days

More Information:

Unit & Inside:
- A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
- If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

Deficiency 2:	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

Deficiency Criteria:	
Unit & Inside:	A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate. OR A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate.

H&S Determination:	
Unit & Inside:	Low

Correction Timeframe:	
Unit & Inside:	60 days

Door – General

Deficiency 2:	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

More Information:	
Unit & Inside:	• A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3. • If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

Deficiency 3:	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

Deficiency Criteria:	
Unit:	A door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component. OR A door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component. OR A door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.

H&S Determination:	
Unit:	Low

Correction Timeframe:	
Unit:	60 days

Door – General

Deficiency 3:	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

More Information:	

Unit:	• A door that is not intended to permit access between rooms may include, but is not limited to:
	  • pantry door; and
	  • closet door.
	• A passage door that is intended to permit access between rooms (e.g., bedroom door, laundry room door) should be evaluated under Deficiency 2.

Door – General

Deficiency 4:	An exterior door component is damaged, inoperable, or missing.

Deficiency Criteria:	
Outside:	An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

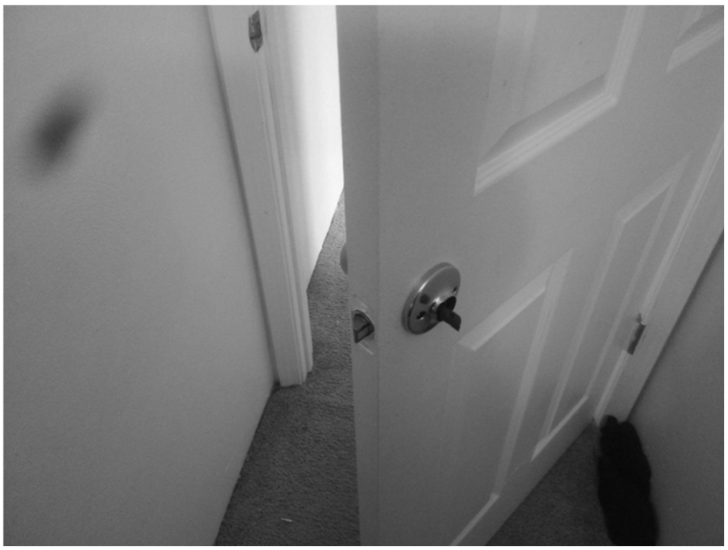
H&S Determination:	
Outside:	Moderate

Correction Timeframe:	
Outside:	30 days

Door – General

Deficiency 4:	An exterior door component is damaged, inoperable, or missing.

More Information:	
Outside:	• If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard. • If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door – Entry standard.



Drain

Definition:	An opening in the floor that drains water into the plumbing system.
Common Components:	Strainer; Grate or cover; Trap; Trap seal
More Information:	Only floor drains and condensate drains should be evaluated under this Standard.

Deficiency 1: Drain is fully blocked.

Deficiency Criteria:

Unit, Inside, & Outside:	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

H&S Determination:

Unit, Inside, & Outside:	Moderate

Correction Timeframe:

Unit, Inside, & Outside:	30 days

More Information:

Unit, Inside, & Outside:	• This deficiency applies to floor drains attached to the sanitary drainage system.

Egress

Definition:	A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.
Common Components:	Door; Window; Escape ladder; Fire escape; Stairwell
More Information:	Related standards: Door – Entry; Door – General; Window; Stairs; Fire Escape; and Sidewalk, Walkway, and Ramp

More Information

- Unit and Inside
  - An exit access is a path from any interior location to an exit
  - An exit is a door to the outside or enclosed exit stairway
- Outside
  - An exit discharge is a path from an exit to a public way.

Egress

Deficiency 1: Obstructed means of egress.	
Deficiency Criteria:	
Unit & Inside:	The exit access or exit is obstructed.
Outside:	The exit discharge is obstructed.

H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening

Correction Timeframe:	
Unit, Inside, & Outside:	24 hours

Deficiency 1: Obstructed means of egress.	
More Information:	

Unit/Inside:	• The following are examples of conditions on doors that may obstruct means of egress:
	  • Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an exit or any door along the exit access.
	  • Double key cylinder lock on a bedroom door.
	  • When fixed security bars are present that cover a door that is the designated means of egress from the building.
	  • Any lock on movable security bars for doors requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
	  • Placement of an item or furniture that obstructs a means of egress.

Egress

Deficiency 1: Obstructed means of egress.	
More Information:	
Outside:	• A keyed exterior gate or fence is considered a condition that may obstruct the means of egress. • If an item located on the outside is obstructing access to the fire escape, then evaluate under this deficiency.

Egress

Deficiency 2:	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

Deficiency Criteria:	
Unit:	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

H&S Determination:	
Unit:	Life-Threatening

Correction Timeframe:	
Unit:	24 hours

Deficiency 2:	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

More Information:	

Unit:	• If there is a fire escape adjacent to the rescue opening, then evaluate under Deficiency 3.
	• Resident-owned property should not be evaluated as an obstruction to the rescue opening.
	• The following are examples of conditions that may obstruct a rescue opening:
	  • Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
	  • When fixed security bars are present that cover a window that is the designated rescue opening from the building.
	  • Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
	  • Placement of an item or furniture that is not resident owned and obstructs a rescue opening.
	  • A permanently installed window-mounted air conditioner.

Egress

Deficiency 3: Fire escape access is obstructed.

Deficiency Criteria:

Unit: Fire escape access is obstructed.

H&S Determination:

Unit: Life-Threatening

Correction Timeframe:

Unit: 24 hours

Deficiency 3: Fire escape access is obstructed.

More Information:

Unit:

- Resident-owned property should not be evaluated as an obstruction to the fire escape access.
- The following are examples of conditions on windows that may obstruct fire escape access:
  - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
  - When fixed security bars are present that cover a window that provides fire escape access.
  - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
  - Placement of an item or furniture that is not resident owned and obstructs fire escape access.
  - A permanently installed window-mounted air conditioner.

Electrical – Conductor, Outlet, and Switch

Definition:	• Conductor: An object or type of material that carries electrical current. • Outlet and Switch: Installations that connect to an electricity supply.
Common Components:	Receptacle; Outlet; Faceplate; Wire; Electrical conductor; Busbar; Terminal; Wire connection; Cables; Junction box; Wire nut

Electrical – Conductor, Outlet, and Switch

More Information:	Low voltage wiring (e.g., telephone, doorbell, thermostat) is excluded from this standard.

Electrical – Conductor, Outlet, and Switch

Deficiency 1: Outlet or switch is damaged.

Deficiency Criteria:

Unit, Inside, & Outside:	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.

H&S Determination:		Correction Timeframe:	
Unit, Inside, & Outside:	Life-Threatening	Unit, Inside, & Outside:	24 hours

Electrical – Conductor, Outlet, and Switch

Deficiency 1: Outlet or switch is damaged.

More Information:

Unit, Inside, & Outside:

- An electrical conductor that is not enclosed or properly insulated should be evaluated under Deficiency 4 of this standard.
- An outlet that is inoperable but does not have visible damage should be evaluated under Deficiency 3 of this standard.
- A switch that is inoperable but does not have visible damage and corresponds to a hard-wired fixture or appliance should be evaluated under the respective item's standard. Examples include, but are not limited to:
  - Cooking Appliance
  - Garage Door
  - Lighting – Auxiliary
  - Lighting – Exterior
  - Lighting – Interior
  - Sharp Edges
  - Ventilation
  - Water Heater

Electrical – Conductor, Outlet, and Switch

Deficiency 2:	Testing indicates a three-pronged outlet is not properly wired or grounded.

Deficiency Criteria:	
Unit, Inside, & Outside:	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.

H&S Determination:	
Unit, Inside, & Outside:	Severe

Correction Timeframe:	
Unit, Inside, & Outside:	24 hours

Electrical – Conductor, Outlet, and Switch

Deficiency 2:	Testing indicates a three-pronged outlet is not properly wired or grounded.

More Information:	
Unit, Inside, & Outside:	• A three-pronged, ungrounded outlet that is GFCI-protected is not considered a deficiency. • An outlet that is not energized and does not have visible damage should be evaluated under Deficiency 3 of this standard.

Electrical – Conductor, Outlet, and Switch

Deficiency 3: Outlet does not have visible damage and testing indicates it is not energized.

Deficiency Criteria:	
Unit, Inside, & Outside:	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.

H&S Determination:	
Unit, Inside, & Outside:	Severe

Correction Timeframe:	
Unit, Inside, & Outside:	24 hours

Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

Deficiency Criteria:	
Unit, Inside, & Outside:	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than ½-inch.

H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening

Correction Timeframe:	
Unit, Inside, & Outside:	24 hours

Deficiency 4:	Exposed electrical conductor.
More Information:	

Unit, Inside, & Outside:	• If improper material is used to insulate the conductor or fill an unintentional gap, then it should be evaluated under this deficiency.
	• Example conductors to be evaluated under this deficiency include but are not limited to:
	  • Knockouts
	  • Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
	  • Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
	  • Lighting fixtures
	  • Visible wire nuts on electrical conductors
	  • Wiring that is insulated but not protected by sheathing or conduit
	  • Hardwire smoke alarm with an exposed conductor
	  • Wall-mounted light fixture with a damaged or missing cover

Electrical – Conductor, Outlet, and Switch

Deficiency 4:	Exposed electrical conductor.
More Information:	

Unit, Inside, & Outside:	• Example conductors that should not be evaluated under this deficiency include but are not limited to:
	  • Low voltage wiring (e.g., telephone, doorbell, thermostat)
	  • A device designed by the manufacturer to intentionally have a gap or space to support ventilation
	  • Light fixture wiring that is exposed by design
	  • Ceiling-mounted light fixture with a damaged or missing cover

Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

More Information:

Unit, Inside, & Outside:	• Other than electrical service panels, inspector should not open any electrical enclosures to evaluate for this deficiency. • If a lightbulb is missing from a fixture, then it should be evaluated under the Lighting – Interior and Lighting – Exterior standards, respectively.

Electrical – Conductor, Outlet, and Switch

Deficiency 5: Water is currently in contact with an electrical conductor.

Deficiency Criteria:

Unit & Inside:	Water is currently in contact with an electrical conductor.

H&S Determination:

Unit & Inside:	Life-Threatening

Correction Timeframe:

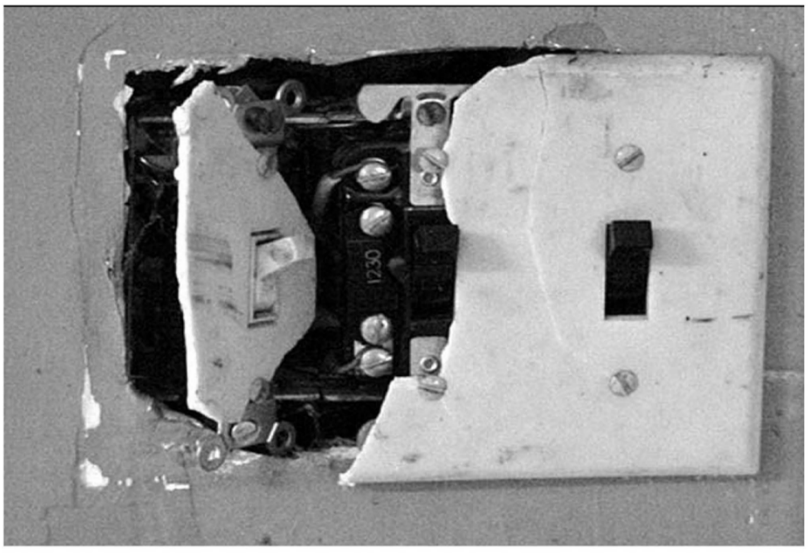
Unit & Inside:	24 hours

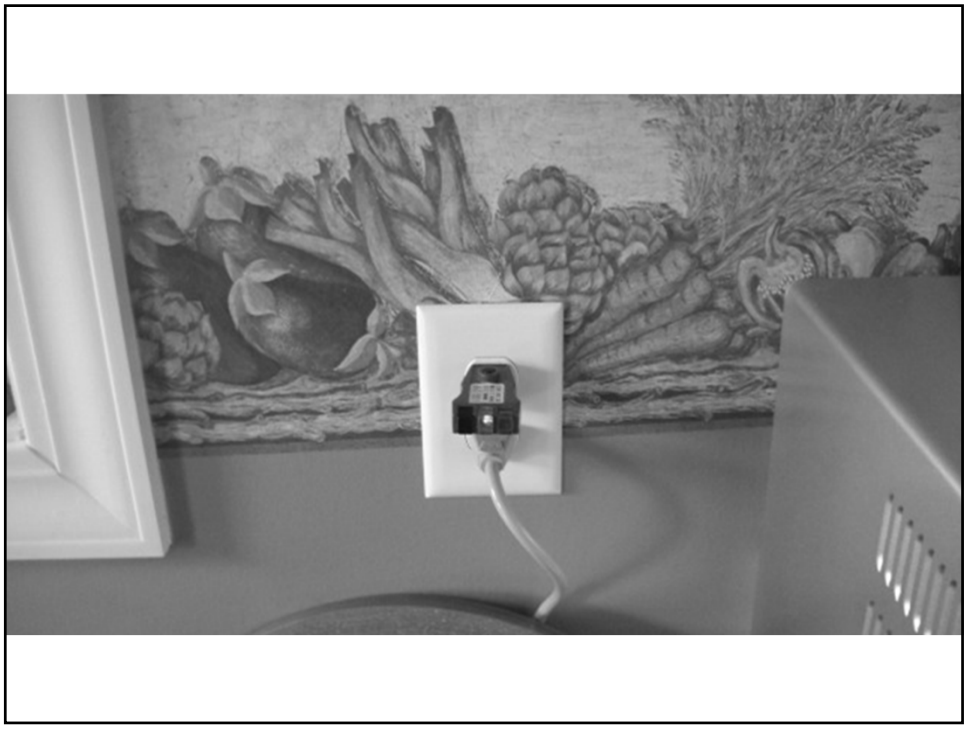
More Information:

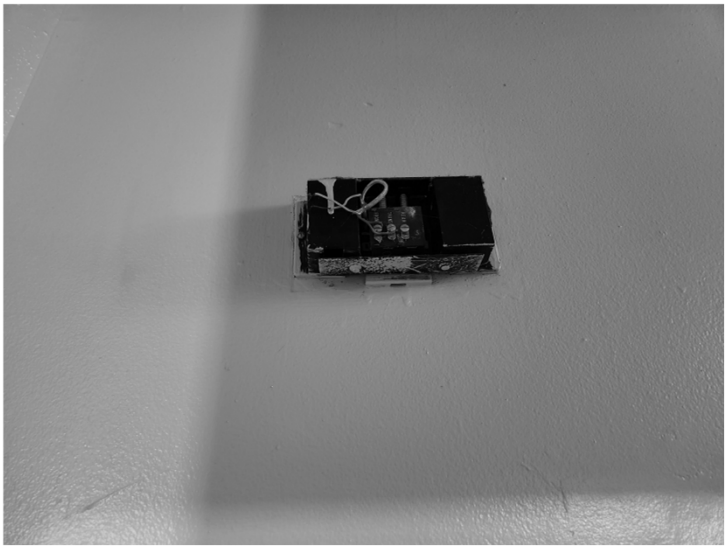
Unit & Inside:	• None

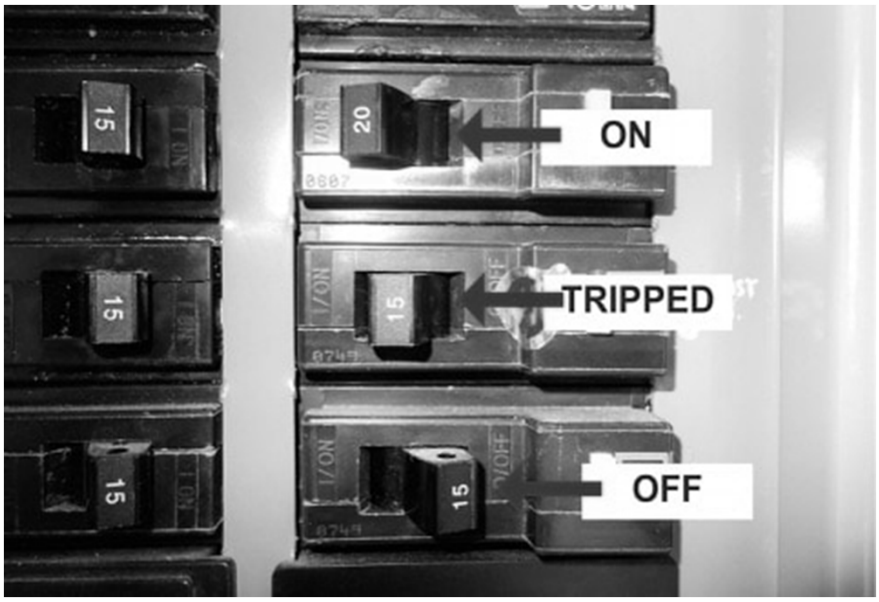

safetybreaker
INSTALLED BY:


CUTLER-HAMMER





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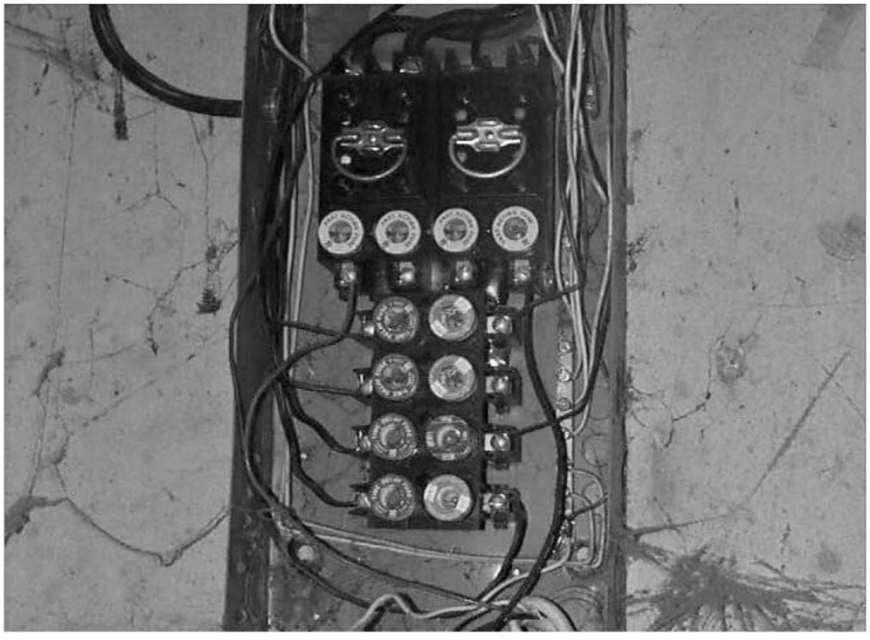
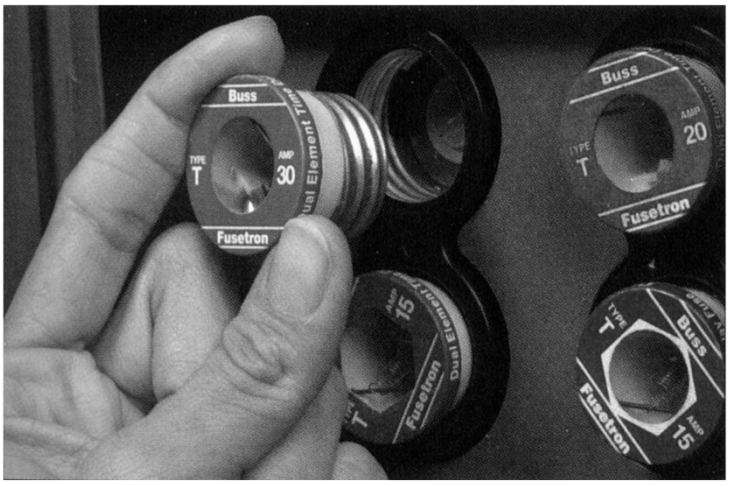
OFF

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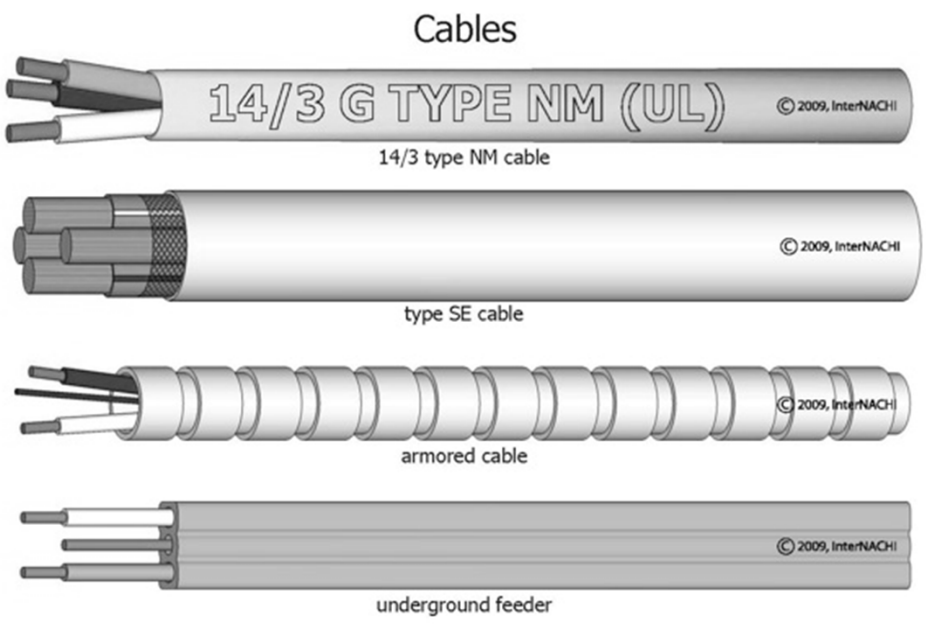
Cables
14/3 G TYPE NM (UL)
© 2009, InterNACHI
14/3 type NM cable
© 2009, InterNACHI
type SE cable
© 2009, InterNACHI
armored cable
© 2009, InterNACHI
underground feeder

End of Day 1

