

NSPIRE-V vs. HQS: Similarities and Differences

Standard	Similarities	Differences
Inspections	Done annually/biennially based on PHA's administrative plan	Deficiencies found within the unit/house have a higher level of severity than deficiencies found outside of the unit/house Inspector will not cite a deficiency for any cosmetic issues
Address and Signage	Clearly visible address or signage outside of property	
Bathtub and Shower	Unit/home needs vessel for cleansing the body for personal hygiene	Needs safe drinking water in both kitchen and bathroom
Cabinet and Storage	Unit/home needs dedicated space for food, goods	50% of all storage components per room must be in proper working condition
Call for Aid System	Not mandatory in unit/house, if present must be inspected Must not be blocked behind items/tied up	Must end within 6 inches of floor All deficiencies found will result in a 24-hour fail
Carbon Monoxide Alarm	Must follow all local/state codes for carbon monoxide alarms All deficiencies found will result in 24-hour fail	
Ceiling		A deficiency will be cited if any hole in ceiling is greater than 2 inches in diameter
Chimney	Not mandatory in unit	If fireplaces are intentionally decommissioned, then the inspector will not cite any deficiency

Clothes Dryer Exhaust Ventilation	Unit/home does not need dryer, if one is within unit/home, it will be inspected	Listed and labeled condensing (ductless) dryers are exempt If dryer is not positioned for use (disconnected from electrical and ducting connection points), then the inspector will not inspect item Detached transition duct on electric and gas dryers will result in a 24-hour fail All transition ducts that are blocked (full of lint/covered by item) or constructed of unsuitable material will result in a 24-hour fail
Cooking Appliance	A microwave can be the main cooking appliance if there is no other cooking appliance or no evidence of other cooking devices If any burner or all burners are non-operational, a 30-day fail will be cited	POA (tenant or landlord who is with inspector) will be able to light the pilot light if unlit at time of inspection
Door Entry	Unit/home needs a fully functional entry door that will open, close, latch, and lock	A hole, split, or crack that penetrates all the way through an entry door will result in a 30-day fail. If there is evidence of a missing entry door seal, a 30-day fail will be cited A light gap of greater than ¼ inch around an entry door will result in a 30-day fail A missing/damaged strike plate is a Low deficiency and will result in a pass with no correction time frame for the repair
Door Fire		If a fire label is found on any door, it will be inspected under the fire label standard

Door General		A passage door (bedroom door) with a damaged component will result in a pass with no correction time frame
Drain	If a floor drain is in a unit (typically bathrooms and laundry rooms), it must function	
Egress	No double key cylinder locks are acceptable on the property Must have a path from any interior location to an exit/public way	Will only inspect the rescue opening (window) in bedrooms located on the 3rd floor or below. Will not cite a deficiency for any tenant-owned property blocking a rescue opening or fire escape access
Electrical-Conductor, Outlet, and Switch	All outlets/switches in the unit will need to be properly wired and working to safely carry electrical current Any low voltage wiring will not be cited	A 3-pronged GFCI protected outlet that reads open ground will not be cited as a deficiency Exposed electrical gap changed from ¼ inch to ½ inch. Any exposed wire nut on high voltage wire will be cited as a 24-hour fail
Electrical GFCI or AFCI – Outlet or Breaker	The test and reset buttons must be operational	Any outlet within 6 feet of a water source must be GFCI protected
Electrical – Service Panel	Must have access to electrical panel	
Elevator	Elevators need an elevator certificate	If site has more than 1 working elevator, all elevators must be in proper working condition Service elevators that are obviously disabled or no longer in use should not be evaluated
Exit Sign	If present, must be tested	

Fence and Gate		20% of missing a component resulting in a hole per section (between post and post) will result in a 30-day fail
Fire Escape		
Fire Extinguisher	Not mandatory in home	If owned by resident, fire extinguisher will not be inspected
Flammable and Combustible	No gasoline, propane, or kerosene can be stored within unit or inside location. (An attached garage is considered an inside location, and no gas cans can be stored)	Any flammable or combustible within 3 feet of a fuel burning source that provides heat for thermal comfort, or a fuel-burning water heater will be cited as a deficiency
Floor		10% or more of the floor's substrate exposed per room will be cited as a fail with a 30-day correction time frame
Food Preparation Area	Food prep area must be in the home	10% or more of the countertop's substrate exposed will be cited as a fail with a 30-day correction time frame
Foundation		Any exposed rebar within the foundation will be a fail with a 30-day correction time frame
Garage Door	If present, will be inspected	
Grab Bar	If present, may not have any movement	
Guardrail		If there is a 30-inch vertical drop next to a walking surface, there must be a guard rail installed that is at least 30 inches high
Handrail	A staircase with 4 or more risers must have a handrail for the full length of the staircase	If a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, a guardrail must be installed on both sides A handrail that was never installed (no evidence of prior installation) on a staircase with 4 or more

		risers would be a pass with no correction timeframe
HVAC		All units/homes must have a permanently installed heater source (excluding Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands) Between October 1 and March 31, temperature inside the unit will be inspected using an ambient temperature meter If the temperature within the unit is below 64 degrees between October 1 and March 31, it will be a life-threatening deficiency with a 24-hour correction time frame If the temperature is between 64 and 67.9 within the unit between October 1 and March 31, a severe deficiency will be cited with a 30-day correction time frame
Infestation	Any infestation within the unit will be cited	All infestations within unit will be a 30-day correction time frame Initiation or on-going implementation of an appropriate pest management plan meets the requirement for correction of deficiency
Leak – Gas or Oil	Any gas/oil leak deficiency has a 24-hour correction time frame	
Leak Sewage System		Any blocked/leaking sewage deficiency has a 30-day correction timeframe
Leak -Water	Any plumbing/water leak deficiency will be cited as a 30-day fail	

Lighting-Auxiliary	If present, must be in proper operating condition	
Lighting-Exterior		Any lighting on a timer or photoelectric sensor will not be tested for light. It will only be inspected visually
Lighting-Interior	A permanently installed light fixture will be mandatory in all kitchen and bathrooms	POA (tenant or landlord who is with inspector) will be able to change a lightbulb if it fails to illuminate A missing lightbulb is no longer exposed electrical wiring and will not be a fail under lighting with a 30-day correction time frame A wall mounted lighting fixture with damaged/missing cover will be cited under exposed electrical wiring
Litter		Litter will not be inspected for within the unit
Minimum Electrical and Lighting	1 permanently installed light fixture and 1 working outlet or 2 working outlets is mandatory in all habitable rooms (rooms used for living, sleeping, eating, and cooking – excluding bathrooms)	
Mold-Like Substance		The smallest amount of mold-like substance that will be inspected for is 4 square inches The inspector will use a pinless moisture meter to determine if there are elevated moisture levels
Parking Lot		Any one pothole that is 4 inches deep and 1 square foot or greater will be cited as a fail with a 30-day correction time frame
Potential Lead Based Paint Hazards – Visual Assessment	A target home is a home built prior to 1978 with a child under 6 and will be inspected for under this standard	

Private Roads and Driveways	Must have access to the property's private road or driveway	
Refrigerator		Inspector will not inspect any resident-owned, standalone freezers, any stored appliance not in use, or any medical use refrigerator
Sharp Edge		New definition of sharp edge: "A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities)"
Smoke Alarm		A smoke alarm must be present in each bedroom, on each level, and within 21 feet of any door to a bedroom measured along a path of travel
Sprinkler Assembly	Any rust or corrosion of a sprinkler will be cited as a 24-hour fail	If 75% of the sprinkler assembly or glass bulb is covered in foreign material (paint or dust), it will be cited as a fail with 24-hour correction time frame. This changed from any paint on the sprinkler assembly.
Steps and Stairs		If accessory treads are present, the inspector will verify they are secure and level
Trip Hazard	Any surface, object, or material that creates a $\frac{3}{4}$ inch or greater vertical separation will be cited	A 2 inch or greater horizontal separation will now be cited as a trip hazard
Ventilation	All bathrooms must have ventilation	Bathrooms can now have ventilation or dehumidification as a proper source of ventilation
Wall Exterior		All units/houses that are not a "target home" will have their exterior walls inspected for peeling paint. If it is more than 10 square feet per wall it will be cited as a fail with a 30-day correction time frame

Wall Interior		A hole that is 2 inches or greater in diameter will be cited as a fail with a 30-day correction time frame (in the past it was an 8 ½ x 11 hole)
Water Heater		Relief valve discharge piping must terminate between 6 inches and 2 inches of the waste receptor flood level
Window		If a window was never designed with a lock, it would not need one even if on the ground level