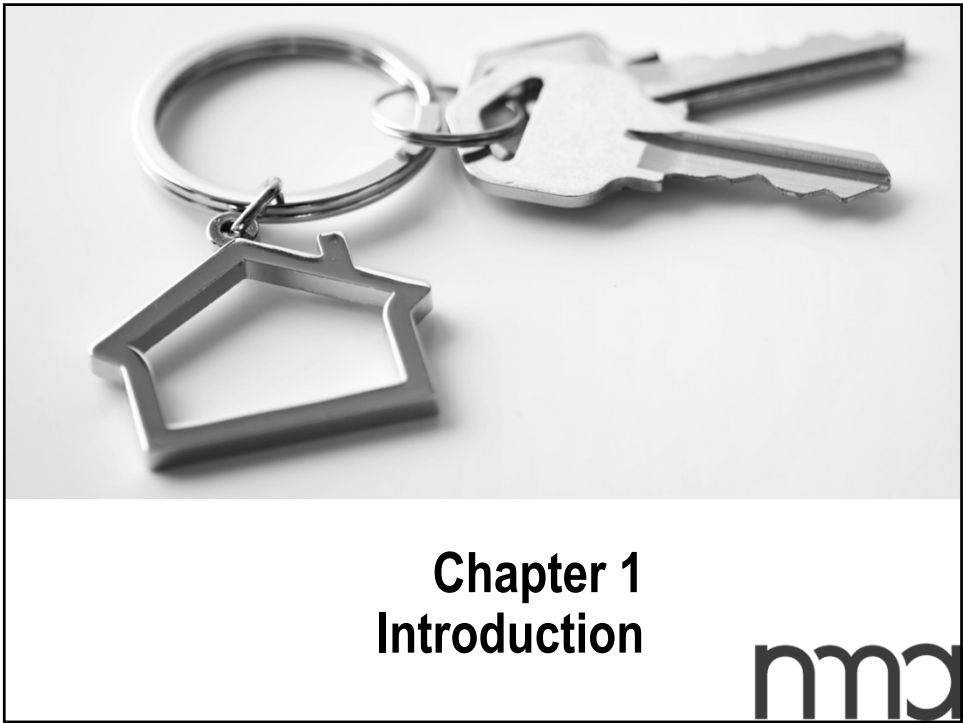


NSPIRE for Housing Choice Voucher PowerPoints Day 1

July 2026

Nan McKay & Associates, Inc.
1810 Gillespie Way, Suite 202, El Cajon, CA 92020
1-800-783-3100
E-mail: info@nanmckay.com
www.nanmckay.com

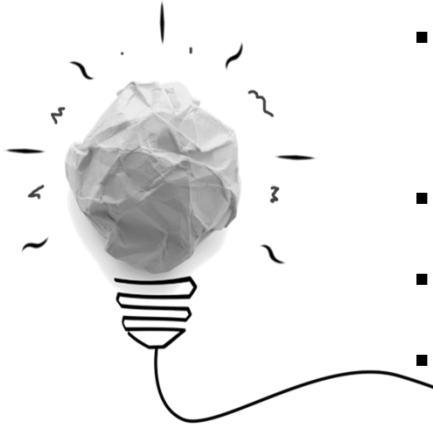
**NSPIRE for HCV
(NSPIRE-V)
Day 1**



**Chapter 1
Introduction**



Learning Outcomes

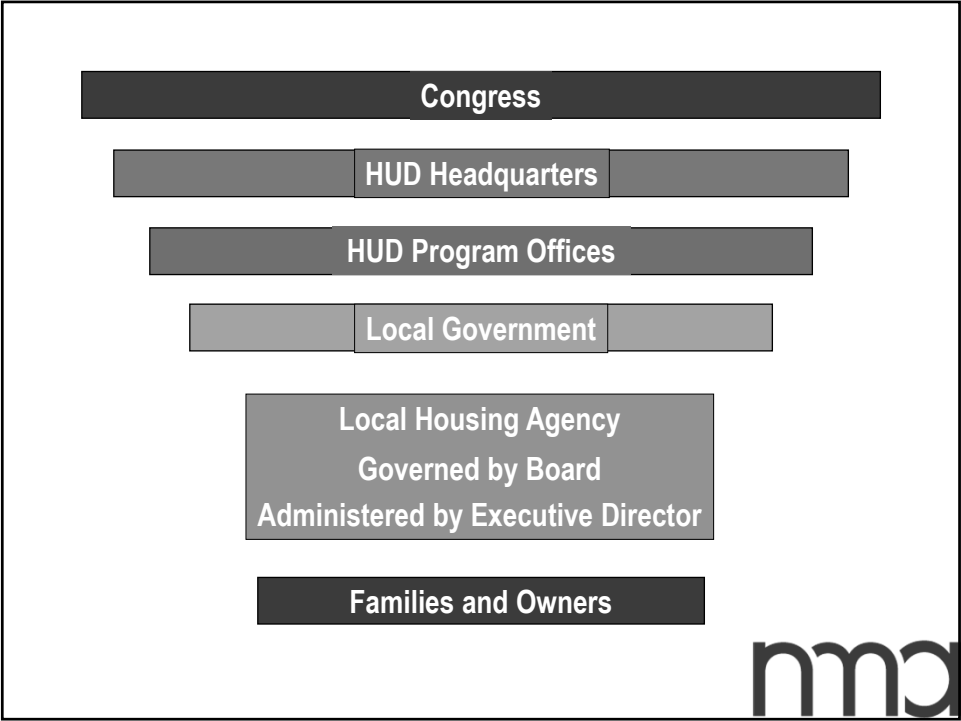


- Recognize the working relationships between HUD, the PHA, Congress, and other key players
- Identify HUD regulations applicable to the HCV program
- Identify and apply key program documents
- Define the primary responsibilities of the PHA, owners, and families under the HCV program



HCV Program Components

Section 1.1



Role of Congress



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



History of Affordable Housing

- **1937 Housing Act**
 - Established local Public Housing Authorities (PHAs)
 - Required decent, safe and sanitary housing
 - Project based housing subsidy (PBS)
 - Relied on local building code inspections



nm

History of Affordable Housing



- **1974: Housing and Community Development Act**
 - Tenant based housing subsidy (TBS) called Section 8 (now called HCV)
 - Instituted HQS inspections for TBS and PBS

nm

History of Affordable Housing

- 8/21/19: NSPIRE announced
- 7/1/23: Public Housing effective date
- 2/1/27: Effective date of NSPIRE final rule for HCV
- 2/1/27: HQS sunsets



Project-Based Subsidy



PHA/Owner/Local Entity



Family

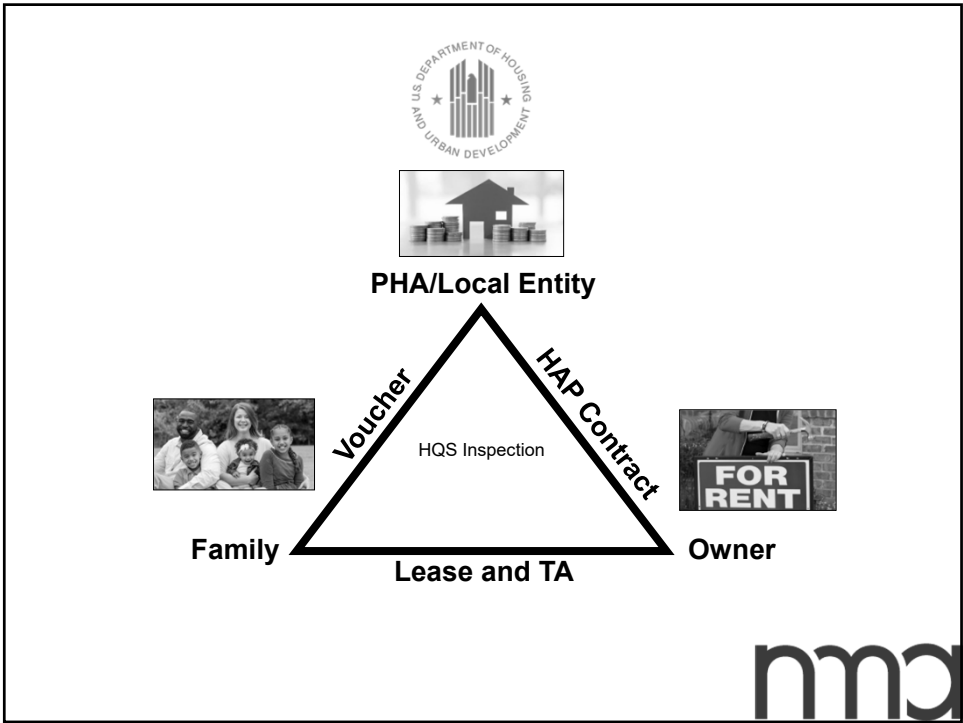


Tenant-Based Subsidy

- Families choose their unit



nmca



nmca

How HUD Communicates

- HUD home page:
 - www.hud.gov
- HUDCLIPS:
 - www.hud.gov/guidance
 - Handbooks, notices, forms, etc.
- NSPIRE home page:
 - https://www.hud.gov/program_offices/public_indian_housing/reac/nspire

The logo for the National Mortgage Care Association (nmca) is displayed in a stylized, lowercase font.A black and white photograph of a man with dark hair tied back, wearing a plaid shirt, looking down at a tablet device he is holding with both hands. The background is blurred, showing what appears to be an office or workshop setting.

Key Program Documents

Section 1.2

Program References

- **The Federal Register**
 - Official journal of the federal government of U.S.
 - Publishes government agency rules and regulations, proposed rules, and public notices
 - A way for the government to announce changes to government requirements, policies and guidance to the public and allow for public comment
 - Final Rules published in the FR codified in the CFR



Where do you find the rules?

- **Title 24 of the Code of Federal Regulations (CFRs)**

Part 5

Program definitions and regulations common to subsidized programs

Part 982

Housing Choice Voucher (HCV)

Part 8

Nondiscrimination and reasonable accommodation

Part 35

Lead-based paint



Program References

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

The logo for Nan McKay & Associates, Inc. (nmca) is located in the bottom right corner of the slide. It consists of the lowercase letters 'nmca' in a bold, sans-serif font.

Annual Contributions Contract (ACC)

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

The logo for Nan McKay & Associates, Inc. (nmca) is located in the bottom right corner of the slide. It consists of the lowercase letters 'nmca' in a bold, sans-serif font.

Administrative Plan

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



Purpose of Policies

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



The Voucher (HUD-52646)

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

nmca

The Housing Assistance Payments (HAP) Contract

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

nmca

Housing Assistance Payments Contract (HAP Contract) Section 8 Tenant-Based Assistance Housing Choice Voucher Program	U.S. Department of Housing and Urban Development Office of Public and Indian Housing
--	--

Instructions for use of HAP Contract This form of Housing Assistance Payments Contract (HAP contract) is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982. The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family. The HAP contract has three parts: - Part A Contract information (fill-in). - Part B Body of contract. - Part C Tenancy addendum. Use of this form Use of this HAP contract is required by HUD. Modification of the HAP contract is not permitted. The HAP contract must be word-for-word in the form prescribed by HUD. However, the PHA may choose to add the following: - Language that prohibits the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Such a prohibition must be added to Part A of the HAP contract. - Language that defines when the housing assistance payment by the PHA is deemed received by the owner (e.g., upon mailing by the PHA or actual receipt by the owner). Such language must be added to Part A of the HAP contract. To prepare the HAP contract, fill in all contract information in Part A of the contract. Part A must then be executed by the owner and the PHA. Use for special housing types In addition to use for the basic Section 8 voucher program, this form must also be used for the following "special housing types" which are voucher program variants for special needs (see 24 CFR Part 982, Subpart M): (1) single room occupancy (SRO) housing; (2) congregate housing; (3) group home; (4) shared housing; and (5) manufactured home rental by a family that leases the unmanufactured home and space. When this form is used for a special housing type, the special housing type shall be specified in Part A of the HAP contract, as follows: "This HAP contract is used for the following special housing type under HUD regulations for the Section 8 voucher program. (Insert Name of Special Housing type)."	However, this form may not be used for the following special housing type: (1) manufactured home space rental by a family that owns the manufactured home and leases only the space; (2) cooperative housing; and (3) the homeownership option under Section 8(b) of the United States Housing Act of 1957 (42 U.S.C. 1437f(y)). How to fill in Part A Section by Section Instructions Section 2. Tenant Enter full name of tenant. Section 3. Contract Unit Enter address of unit, including apartment number, if any. Section 4. Household Members Enter full names of all PHA-approved household members. Specify if any such person is a two-in-a-kind, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities. Section 5. Initial Lease Term Enter first date and last date of initial lease term. The initial lease term must be for at least one year. However, the PHA may approve a shorter initial lease term if the PHA determines that: - o Such shorter term would improve housing opportunities for the tenant, and - o Such shorter term is the prevailing local market practice. Section 6. Initial Rent to Owner Enter the amount of the monthly rent to owner during the initial lease term. The PHA must determine that the rent to owner is reasonable in comparison to rent for other comparable unassisted units. During the initial lease term, the owner may not raise the rent to owner. Section 7. Housing Assistance Payment Enter the initial amount of the monthly housing assistance payment. Section 8. Utilities and Appliances The lease and the HAP contract must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 8 to show who is responsible to provide or pay for utilities and appliances.
---	---

HAP Contract

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

[illegible]

The Tenancy Addendum

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

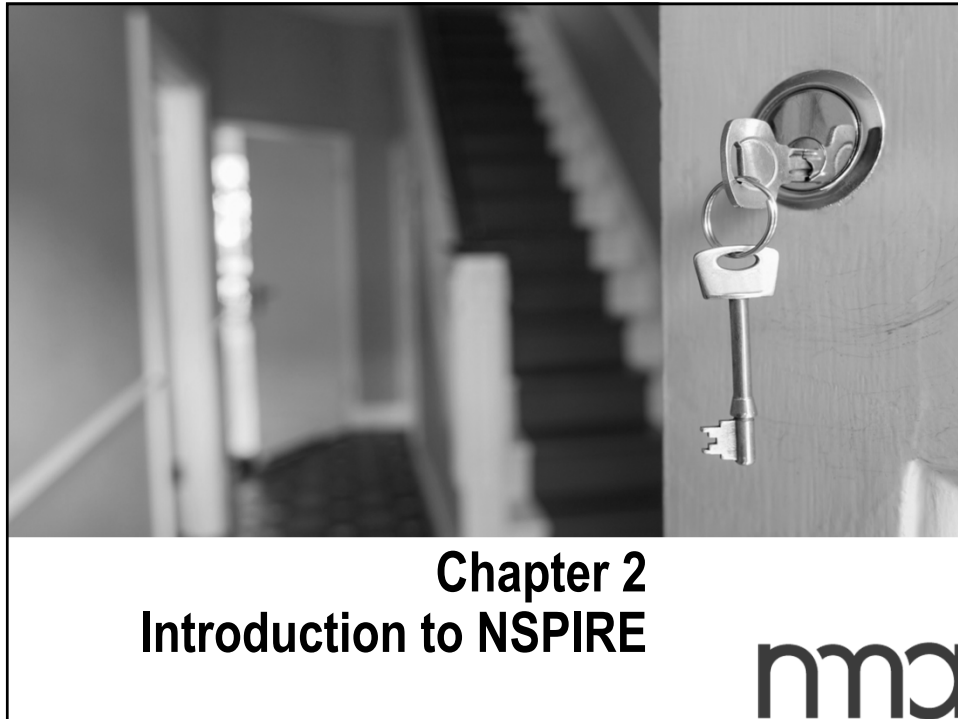


nmca

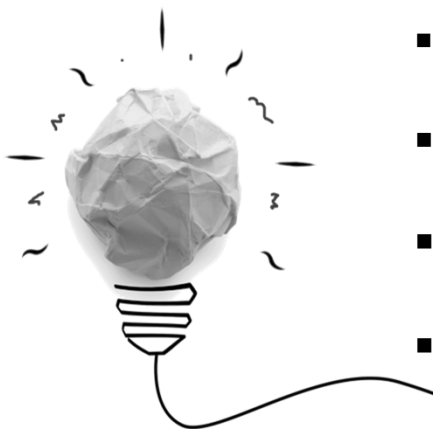
HOTMA Life-Threatening Deficiencies

- Natural or LP gas or fuel leaks
- Any electrical condition that could result in shock or fire
 - Inoperable heating system
 - Utilities not in service
 - Conditions that present imminent possibility of bodily injury
 - Blocked egress
 - Inoperable toilet
 - Missing smoke detector
- Missing carbon monoxide detector
- Missing, damaged or expired fire extinguisher
- Misaligned chimney venting

nmca



Learning Outcomes



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

Learning Outcomes



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



Overview of NSPIRE

Section 2.1

What is NSPIRE?

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



What is NSPIRE?

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



What is REAC?

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



What does NSPIRE do?

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



NSPIRE Mission

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



What are the goals of NSPIRE?

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



Who provided input?

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



nmca

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

nmca

How were standards developed?

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



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

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

NSPIRE-V Timeline

- In September HUD extended the compliance date for NSPIRE-V from October 1, 2025, to February 1, 2027, to give PHAs additional time to transition to the NSPIRE standards.
 - HUD encourages any PHA that is ready to implement NSPIRE to do so at their earliest convenience.



NSPIRE-V Timeline

- PHAs that wish to continue using HQS on or after October 1, 2024, must notify HUD via email. PHAs must indicate the date on which they plan to transition to NSPIRE-V.
 - This date may be no later than February 2, 2027.
- PHAs that opt to retain HQS can continue to utilize current HQS guidance, including HUD forms 52580 and 52580-A.



NSPIRE-V Timeline

- If a PHA implements NSPIRE-V after October 1, 2023, but before February 2, 2027, the PHA must notify HUD via email.
- PHAs that implement NSPIRE should not use HUD forms 52580 and 52580-A. HUD strongly encourages PHAs to use the NSPIRE inspection app as soon as it becomes available.



NSPIRE-V Timeline

- **Regardless of which inspection standard is used, PHAs must include compliance with the carbon monoxide device requirements required by Congress as of December 2022.**



NSPIRE-V Administrative Notice

- **On September 29, 2023, HUD issued Notice PIH-2023-28, NSPIRE Administrative Procedures for the Housing Choice Voucher (HCV) Programs**
 - **It replaces all HQS guidance previously issued by HUD**
 - **HUD will issue updates to HCV guidance materials for NSPIRE later this year**



NSPIRE-V Administrative Notice

- PHAs that will implement NSPIRE-V on or after October 1, 2023, need to be in communication with their landlords and families regarding the upcoming changes to the inspection standards.
- PHAs must also ensure that inspectors are trained on NSPIRE-V and any new software or tools they will utilize.



NSPIRE-V Administrative Notice

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



Compliance with NSPIRE-V

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



SEMAP

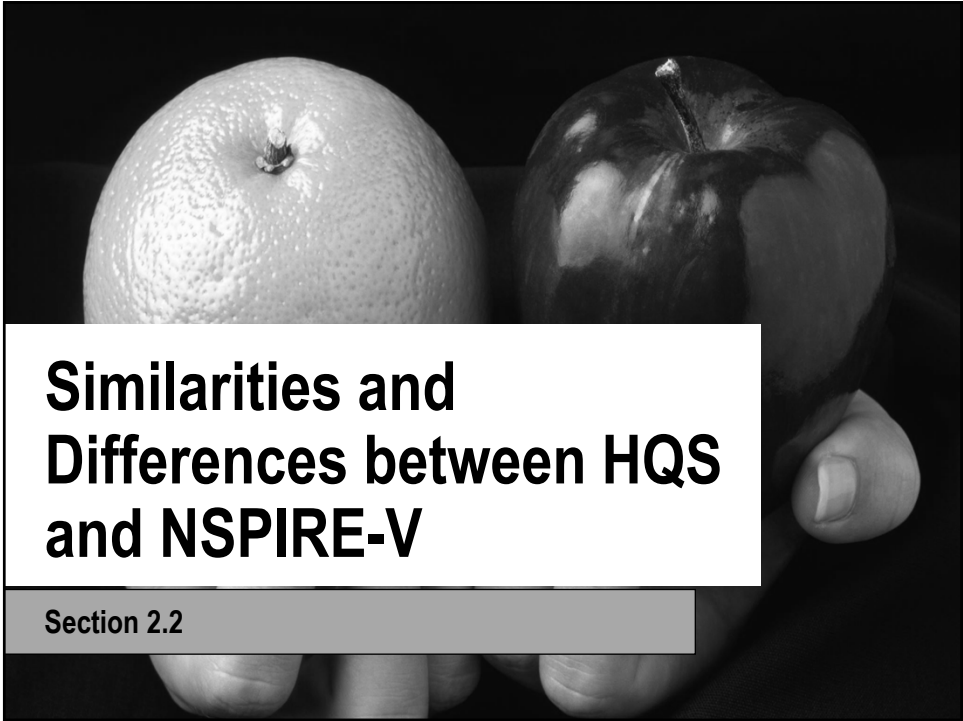
- **Section 8 Management Assessment Program (SEMAP) was created to:**
 - **Objectively measure the PHA's performance in key areas**
 - **Identify management capabilities and deficiencies**
 - **Improve HUD's risk assessment for each problem identified**
 - **Provide a self-assessment tool for PHAs**



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



nma



Similarities and Differences between HQS and NSPIRE-V

Section 2.2

What's the same?



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

nm

Differences



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

nm

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”



nm

Differences

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



nm

Differences



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

nm

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

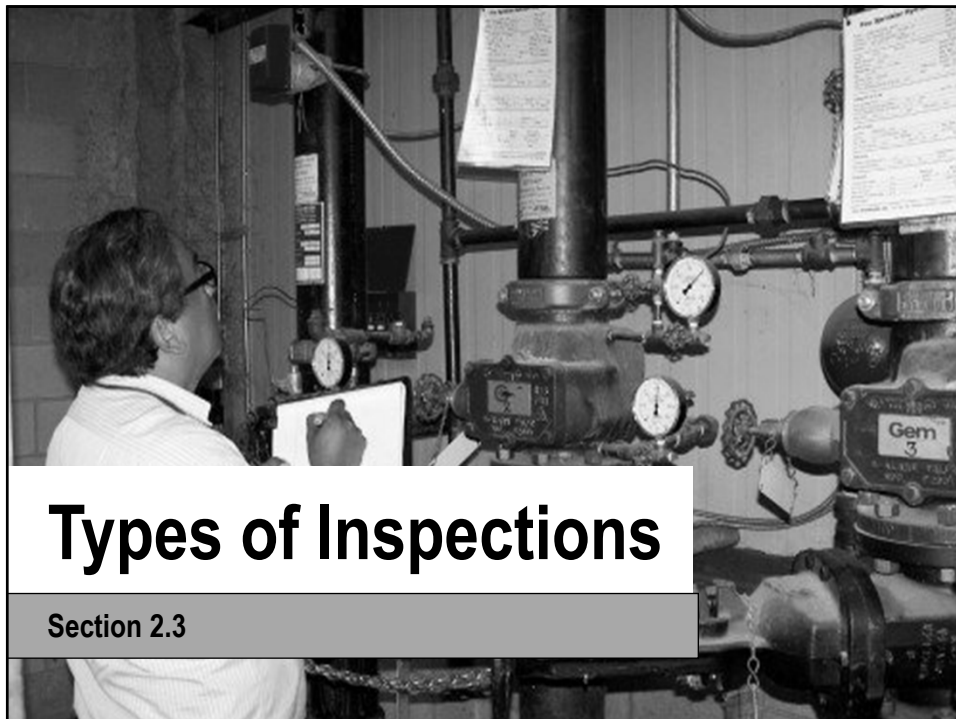
nm

Differences



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

nm



Types of Inspections

Section 2.3

Types of Inspections in HCV

Initial	Biennial	Special
• All units • Prior to the start of the lease • Unless HOTMA provisions adopted	• All units • At least once every 24 months	• As needed • Determine units meet NSPIRE-V

Inspection Tools

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

SELF-INSPECTIONS

nmca



Initial Inspections

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

nma

Owner Disapproval

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



Actions After Initial Inspection

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



Biennial and Annual Inspections

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

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

Alternative Inspections

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

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

Alternative Inspections

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

The logo for mma (McKay, McKay & Associates) is displayed in a stylized, lowercase font.

Alternative Inspections

- **If the PHA is denied the use of an alternative inspection method requested, the PHA must revise its inspection protocol to meet the NSPIRE-V standards before February 2, 2027.**
- **Only applies to annual/biennial inspections**
 - **May not use for initial or interim inspections**

The logo for mma (McKay, McKay & Associates) is displayed in a stylized, lowercase font.

Actions After Completion of Annual/Biennial

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

The logo for the National Multiple Sclerosis Center for Advocacy (nmca) is displayed in the bottom right corner of the slide. It consists of the lowercase letters 'nmca' in a bold, sans-serif font.

Reinspection/Verification

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

The logo for the National Multiple Sclerosis Center for Advocacy (nmca) is displayed in the bottom right corner of the slide. It consists of the lowercase letters 'nmca' in a bold, sans-serif font.

Abatement

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



Reinspection Fees

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



Reinspection Fees

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

The logo for mma (McKay, McKay & Associates, Inc.) is displayed in a stylized, lowercase font.

Special Unit Inspections

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

The logo for mma (McKay, McKay & Associates, Inc.) is displayed in a stylized, lowercase font.



Inspectable Areas

UNIT

INSIDE

OUTSIDE

Unit Definition

- Interior components of an individual dwelling where the resident lives



nma

Unit Examples

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

nma

Inside Definition

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



nmca

Inside Examples

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

nmca

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.

nma

Outside Definition

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



nma

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

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

NSPIRE-V Standards

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

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

Inspectable Areas in the Standards

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



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ADDRESS AND SIGNAGE

VERSION: V2.2

DATE PUBLISHED: 06/23/22

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

PURPOSE: Assist in identifying and locating the property.

COMMON COMPONENTS: Arabic numerals; Alphabetical letters; 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

Location

Non-Inspectable Areas

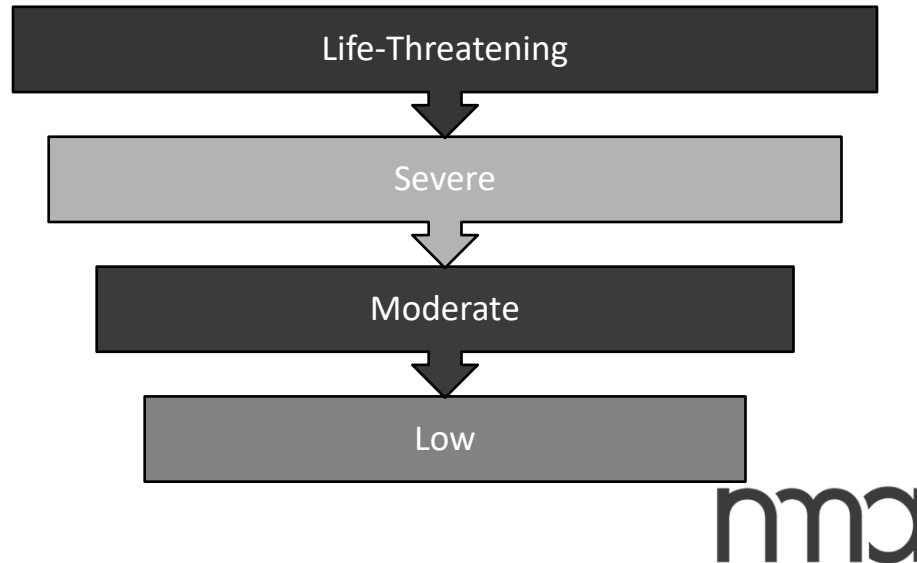
- Inspectors will not inspect areas of the property that are not considered housing or part of the housing project
 - Commercial or market-rate space used for nonresidential purposes
 - Sidewalks, fencing, roads and parking lots not owned or maintained by the property

The logo for mma, consisting of the lowercase letters 'mma' in a bold, sans-serif font.Three small, light-colored cubes are arranged horizontally. The leftmost cube has a sad face (frowny mouth), the middle cube has a neutral face (straight line for a mouth), and the rightmost cube has a happy face (smiley mouth).

Health and Safety Determinations

Section 2.5

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 severe illness or injury to the resident



nma

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**

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

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**

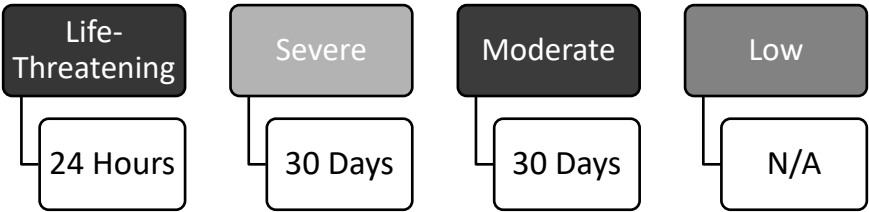
The logo for mma, consisting of the lowercase letters 'mma' in a bold, sans-serif font.

Low Definition

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



Repair Time



Repair Time

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



24 Hour Correction

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



HOTMA Life-Threatening List

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



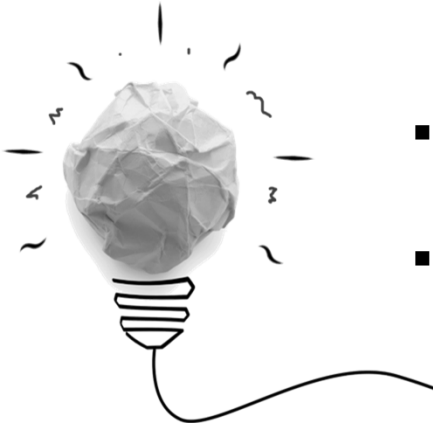
HOTMA Life-Threatening List

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





Learning Outcomes

A black and white line drawing of a lightbulb. The bulb is filled with a crumpled paper texture, suggesting it is glowing or has a bright idea. There are several short, curved lines around the top of the bulb, indicating light or motion. The base of the bulb is a simple screw-in base with a cord extending from it.

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

State and Local Codes

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



Acceptability Criteria Variations

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



Acceptability Criteria Variations

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



Acceptability Criteria Variations

- Any approved variations must be added to the PHA's admin plan.
- If the PHA is denied the use of a variation, the PHA must revise its inspection protocol to meet the NSPIRE-V standards before February 2, 2027.



Inspection Standards

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

Overview of Standards

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



State and Local Codes

- NSPIRE does not supersede state and local building and fire safety codes
 - Code conflicts addressed through a technical review



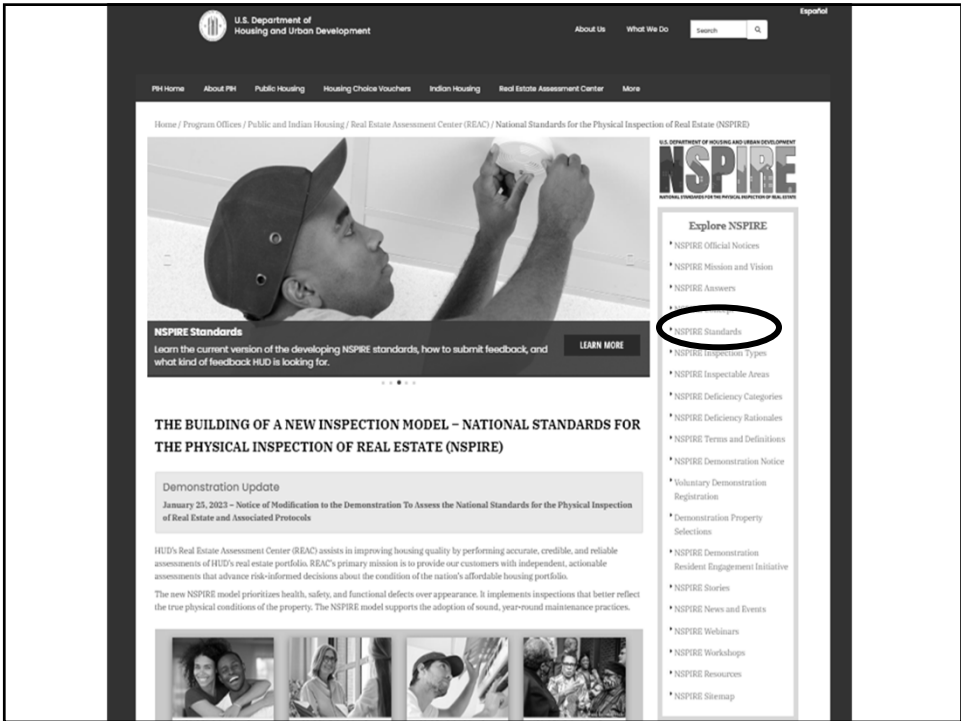
nma

Example

- New York City (NYC) law requires that building owners install window guards in certain units



nma





U.S. Department of
Housing and Urban Development

About Us

What We Do

Search

Español

PH Home

About PH

Public Housing

Housing Choice Vouchers

Indian Housing

Real Estate Assessment Center

More

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

NSPIRE STANDARDS

HUD Seeks Stakeholder Feedback on Standards

Following intensive review and revision, HUD presents a fully updated set of NSPIRE standards. The improvements in this release focus on technical accuracy, relevance, and clarity. We welcome your comments on all aspects of the standards.

Standards Update

Current Standards

How to Navigate NSPIRE Standards

Related Links

Standards Update

HUD published the Proposed National Standards for the Physical Inspection of Real Estate (NSPIRE) in the Federal Register on June 16, 2022. The public comment period closed on August 1, 2022. The final set of standards will be published in the Federal Register following HUD's review and adjudication of public comments.

Current Standards

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Explore NSPIRE

NSPIRE Official Notices

NSPIRE Mission and Vision

NSPIRE Answers

NSPIRE Concept

NSPIRE Inspection Types

NSPIRE Inspectable Areas

NSPIRE Deficiency Categories

NSPIRE Deficiency Rationales

NSPIRE Terms and Definitions

NSPIRE Demonstration Notice

Voluntary Demonstration Registration

Demonstration Property Selections

NSPIRE Demonstration Resident Engagement Initiative

NSPIRE Stories

NSPIRE News and Events

NSPIRE Webinars

How to Read a Standard

1. FRONT MATTER

Identifies and defines inspectable item

Identifies area(s) in which to evaluate the item

Lists deficiencies and their inspectable location(s)

2. DEFICIENCIES

Presented in order of inspectable area

Deficiency title

Deficiency Criteria

Health & Safety Determination

Inspection Process

3. SUMMARY OF CHANGES

Summarizes revision history of each standard

nmca

Copyright 2026 by Nan McKay & Associates, Inc. Page 57

1. Front Matter

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

INSPECTION OF REAL ESTATE

TITLE:

ADDRESS AND SIGNAGE

VERSION:

V3.0

DATE PUBLISHED:

06/20/23

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

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

☐

InsideNone

☒

OutsideNear 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

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

LOCATION:

☐

UnitNone

☐

InsideNone

☒

OutsideNear 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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

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
 ☐ None

2. Deficiencies

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 1 — OUTSIDE:

ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.

DEFICIENCY CRITERIA:

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

HEALTH AND SAFETY DETERMINATION:

Moderate

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

CORRECTION TIMEFRAME:

30 days

HCV PASS / FAIL:

Fail

HCV CORRECTION TIMEFRAME:

30 days

INSPECTION PROCESS:

OBSERVATION:

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

REQUEST FOR HELP:

None

ACTION:

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

MORE INFORMATION:

None

2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 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.

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

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

INSPECTION PROCESS:

OBSERVATION:

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

REQUEST FOR HELP:

- None

ACTION:

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

MORE INFORMATION:

- None

2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 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

REQUEST FOR HELP:

- None

ACTION:

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

MORE INFORMATION:

- None

2. Deficiencies



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY I — OUTSIDE:

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

DEFICIENCY CRITERIA:

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

HEALTH AND SAFETY DETERMINATION:

Moderate

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

CORRECTION TIMEFRAME:

30 days

HCV Pass / Fail:

Fail

HCV CORRECTION TIMEFRAME:

30 days

- INSPECTION PROCESS:
- OBSERVATION:

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

- None
- ACTION:

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

- None

3. Summary of Changes



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

SUMMARY OF CHANGES

TITLE:

ADDRESS AND SIGNAGE

VERSION:

V2.2

DATE PUBLISHED:

06/23/22

Field	Change	Version	Date
—	Abbreviated published version	V2.2	2022-06-23
—	Name Variants	Removed from published version	
—	Common Materials	Removed from published version	
—	Rationale	Removed from published version	
—	Tools or Equipment	Removed from published version	
Deficiency I		V2.2	2022-06-23
—	Health and Safety Determination	Relabeled from "Standard" to "Moderate"	
—	Copy edits	V2.1	2021-04-02
Deficiency I		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

mma

Terms Used in the Standards

Visually Accessible

{

Can be reasonably accessed and observed

Reasonably Accessible

{

Can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property

mma

Terms Used in the Standards

- e.g.

{

For example
- i.e.

{

That is



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

nm



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-V inspections**
 - **12 months from 10/1/25 when standards are applicable to HCV**
 - **Applicable date is now 10/1/2026**
 - **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

nma

Outside Affirmatives



nma

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
8. Fire Door	All Deficiency's within Fire Door

nmca

Unit Affirmatives



nmca

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. Fire Door	All Deficiency's within Fire Door



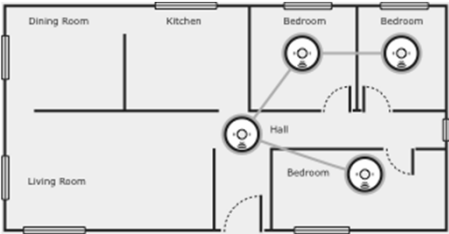
Inside Affirmatives

Standard	Affirmative Requirement
17. 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

nm



NSPIRE Standards

Section 2.3

Address and Signage

Definition:	Unique number and name identifiers assigned to property.
Common Components:	Arabic numerals; Alphabetical letters; Frame; Mounting; Protective enclosures; Lighting component
More Information:	None

Address and Signage

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None





Bathtub and Shower

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

- 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.



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 (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain. |
| Inside: | Only 1 bathtub or shower is present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain. |

H&S Determination:

- | | |
|---------|---------------|
| Unit: | Severe / Fail |
| Inside: | Low / Pass |

Correction Timeframe:

- | | |
|---------|---------|
| Unit: | 30 Days |
| Inside: | N/A |

Bathtub and Shower

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

More Information:

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

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

Deficiency Criteria:

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

H&S Determination:

Unit:	Moderate / Fail
Inside:	Low / Pass

Correction Timeframe:

Unit:	30 days
Inside:	N/A

Bathtub and Shower

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

More Information:

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

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

Deficiency Criteria:

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

H&S Determination:

Unit: Moderate / Fail
Inside: Low / Pass

Correction Timeframe:

Unit: 30 days
Inside: N/A

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

More Information:

Unit & Inside:	• 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 / Fail

Correction Timeframe:

Unit: 30 days

More Information:

Unit:

- The presence of cold food storage should be evaluated under the Refrigerator standard.

*AHR: UNIT

Cabinet and Storage

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

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

Cabinet and Storage

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

H&S Determination:		Correction Timeframe:	
Unit:	Moderate / Fail	Unit:	30 days
Inside:	Low/ Pass	Inside:	N/A
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

nmca



nmca







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:

Unit & Inside:	Life-Threatening / Fail
----------------	-------------------------

Correction Timeframe:

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:

Unit & Inside:	Life-Threatening / Fail
----------------	-------------------------

Correction Timeframe:

Unit & Inside:	24 hours
----------------	----------

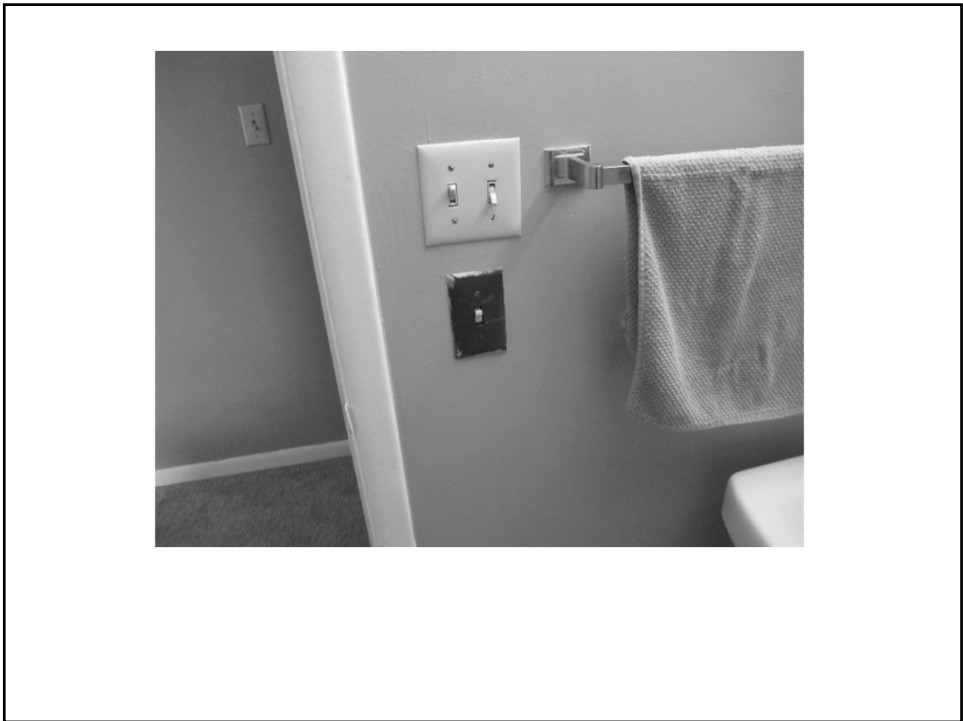
Deficiency 2: System does not function properly.

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.
----------------	---







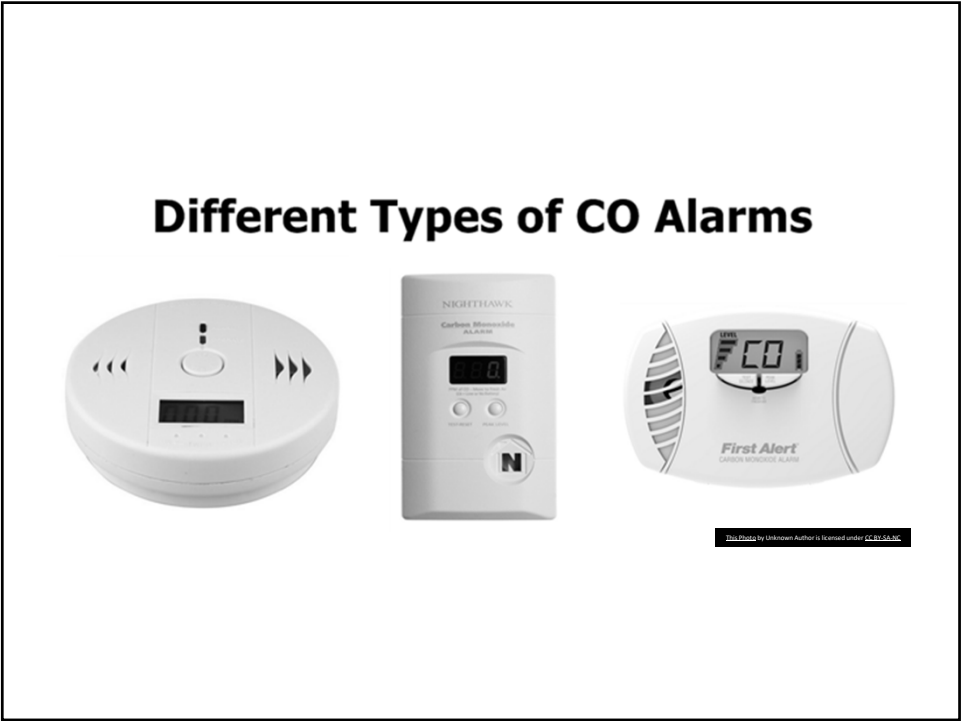
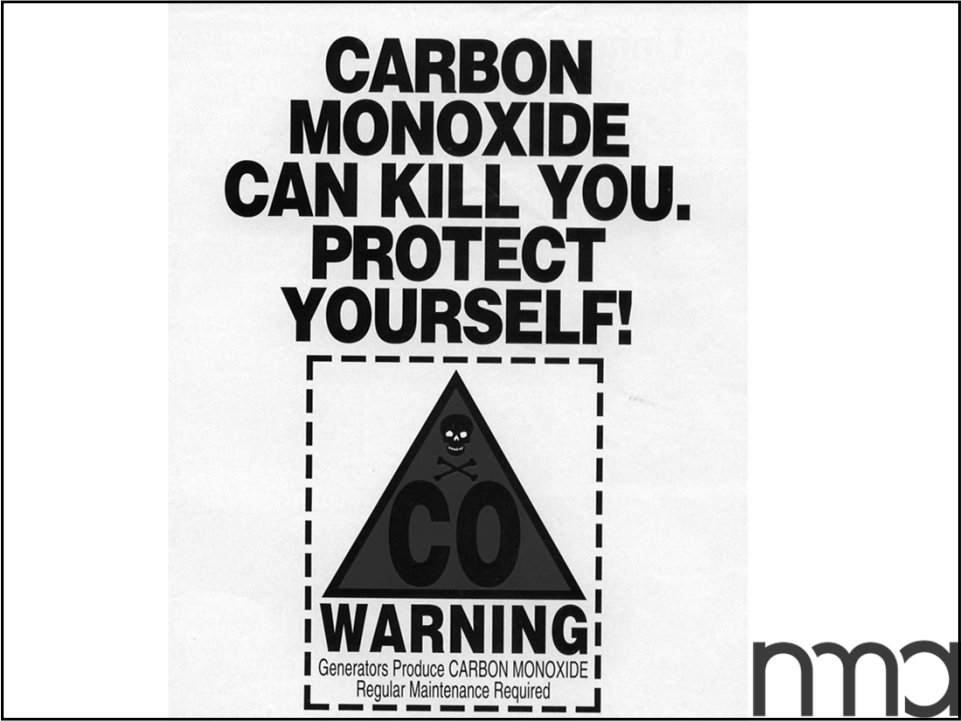


Carbon Monoxide Alarm

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.



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**

The logo for Nan McKay & Associates, Inc. (nmca) is located in the bottom right corner of the 'More Information' box. It consists of the lowercase letters 'nmca' in a bold, sans-serif font.

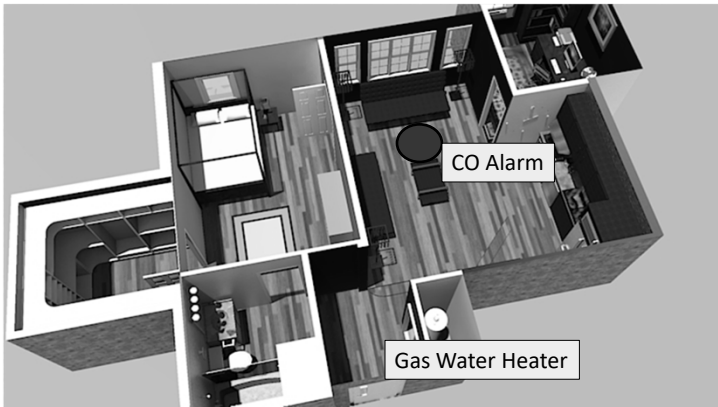
Carbon Monoxide Alarm

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



nmca

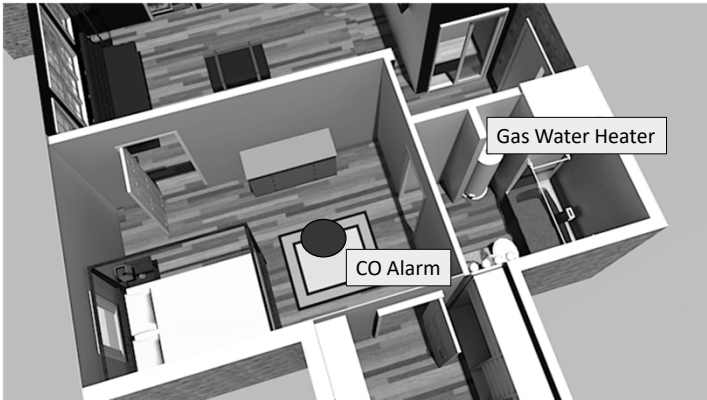
Carbon Monoxide Alarm

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. <u>OR</u> b. has adjacent spaces from which byproducts of combustion gases can flow. <u>AND</u> c. Carbon monoxide alarm is not installed in each bedroom.
--------	---

*AHR: UNIT



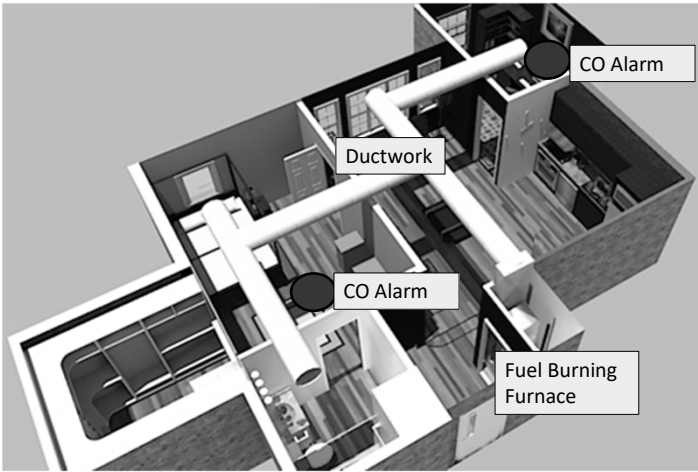
Carbon Monoxide Alarm

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.
<u>OR</u>
b. within each bedroom.
<u>OR</u>
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. <u>OR</u>
--------	---

*AHR: UNIT

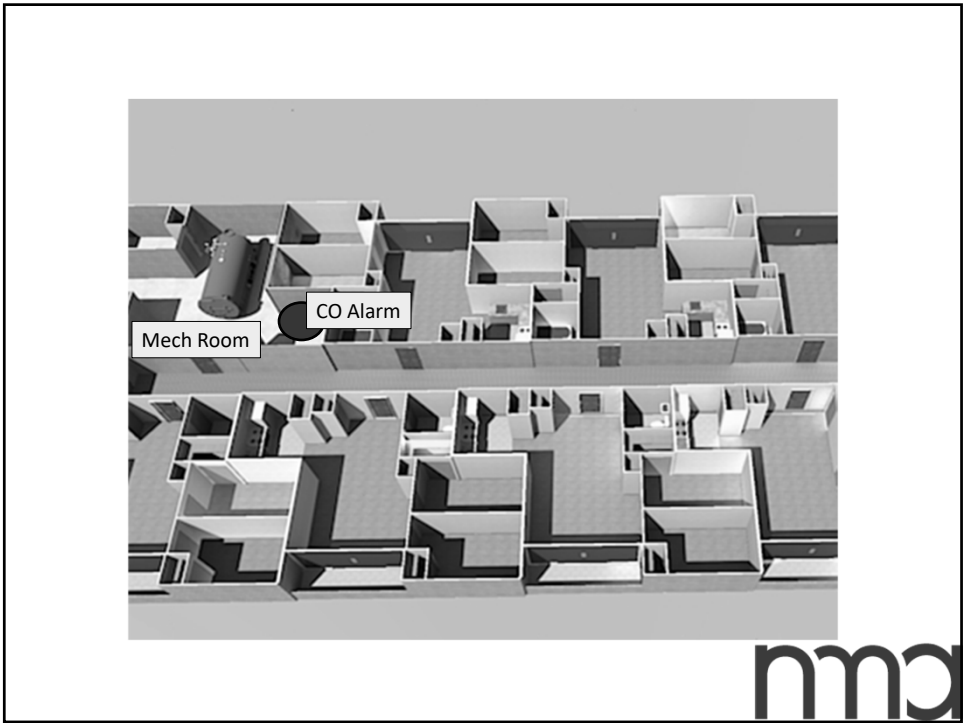
Carbon Monoxide Alarm

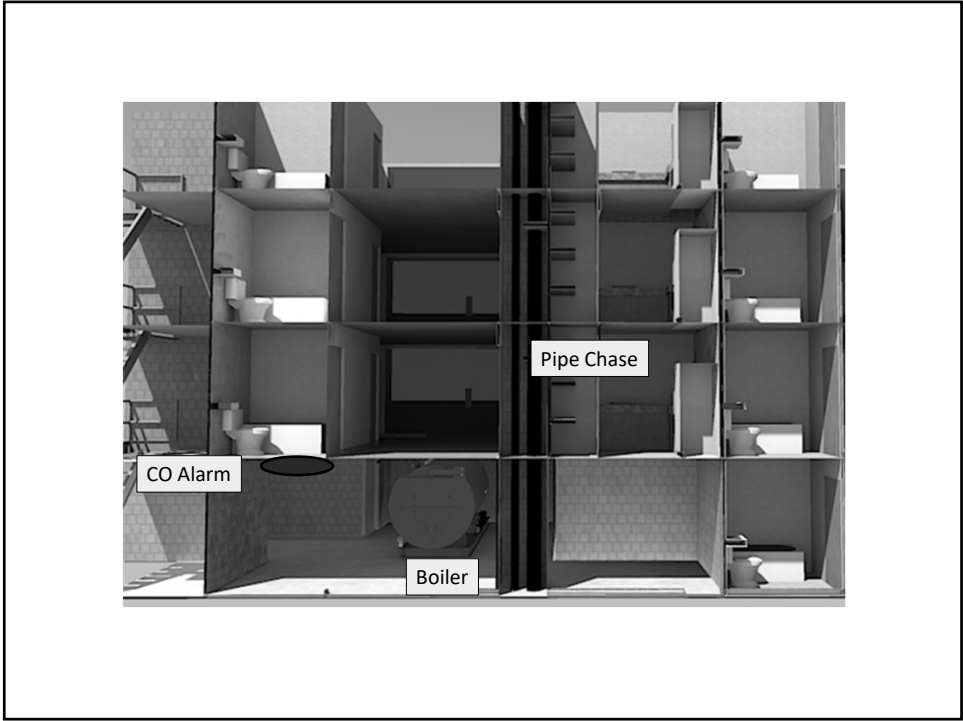
Deficiency 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

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. <u>OR</u> 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. <u>OR</u> 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. <u>OR</u> ii. is enclosed and does not have a ventilation system for vehicle exhaust. <u>AND</u> iii. Carbon monoxide alarm is not installed: i. in the immediate vicinity of each bedroom. <u>OR</u> ii. within each bedroom.
--------	---

*AHR: UNIT

Carbon Monoxide Alarm

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

H&S Determination:

Unit: Life-Threatening / Fail

Correction Timeframe:

Unit: 24 hours

More Information:

Unit: • None

*AHR: UNIT



Carbon Monoxide Alarm

Deficiency 2: Carbon monoxide alarm is obstructed.

Deficiency Criteria:

Unit & Inside:	Carbon monoxide alarm is obstructed.
----------------	--------------------------------------

H&S Determination:

Unit & Inside:	Life-Threatening/ Fail
----------------	---------------------------

Correction Timeframe:

Unit & Inside:	24 hours
----------------	----------



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

Unit & Inside: Moderate / Fail

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • None

Ceiling

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

Deficiency Criteria:

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

H&S Determination:

Unit & Inside: Severe / Fail

Correction Timeframe:

Unit & Inside: 30 Days

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:

Unit, Inside, & Outside: Life-Threatening / Fail

Correction Timeframe:

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 / Fail

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

Copyright 2026 by Nan McKay & Associates, Inc. Page 117



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 / Fail
----------------	-------------------------

Correction Timeframe:

Unit & Inside:	24 hours
----------------	----------

More Information:

Unit & Inside:	• None
----------------	--------

Clothes Dryer Exhaust Ventilation

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

Deficiency Criteria:

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

H&S Determination:

Unit & Inside:	Life-Threatening / Fail
----------------	-------------------------

Correction Timeframe:

Unit & Inside:	24 hours
----------------	----------

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none">• 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:

Unit & Inside, & Outside:	Life-Threatening / Fail
---------------------------	-------------------------

Correction Timeframe:

Unit, Inside, & Outside:	24 hours
--------------------------	----------

More Information:

- | | |
|--------------------------|---|
| Unit, Inside, & Outside: | <ul style="list-style-type: none">• 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 / Pass	Outside: N/A

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 / Fail	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:		Correction Timeframe:
Unit, Inside, & Outside:	Life-Threatening / Fail	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 / Fail	Unit:	30 Days
Inside:	Low / Pass	Inside:	N/A
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 / Fail
----------------	-----------------

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	• Ignition system	• Drip pan
	• Grates	• Door hinges	• Glass
	• Knobs	• Seal	• Broiler / warming drawer
		• Handles	

Cooking Appliance

Deficiency 3: Primary cooking appliance is missing.

Deficiency Criteria:

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

H&S Determination:

Unit: Severe / Fail

Correction Timeframe:

Unit: 30 day

More Information:

Unit:

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

*AHR: UNIT

Cooking Appliance

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

Deficiency Criteria:

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

H&S Determination:

Unit: Severe / Fail

Correction Timeframe:

Unit: 30 Days

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

Inside: Moderate / Fail

Correction Timeframe:

Unit: 30 Days

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 / Fail

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 / Fail

Inside: Moderate / Fail

Correction Timeframe:

Unit: 30 Days

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 / Fail

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 / Fail
Inside:	Severe / Fail

Correction Timeframe:

Unit:	24 hours
Inside:	30 Days

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 / Fail

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 / Fail

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 / Fail

Correction Timeframe:

Unit & Inside: 30 days

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

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none">• 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.<ul style="list-style-type: none">• 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. |
|----------------|---|

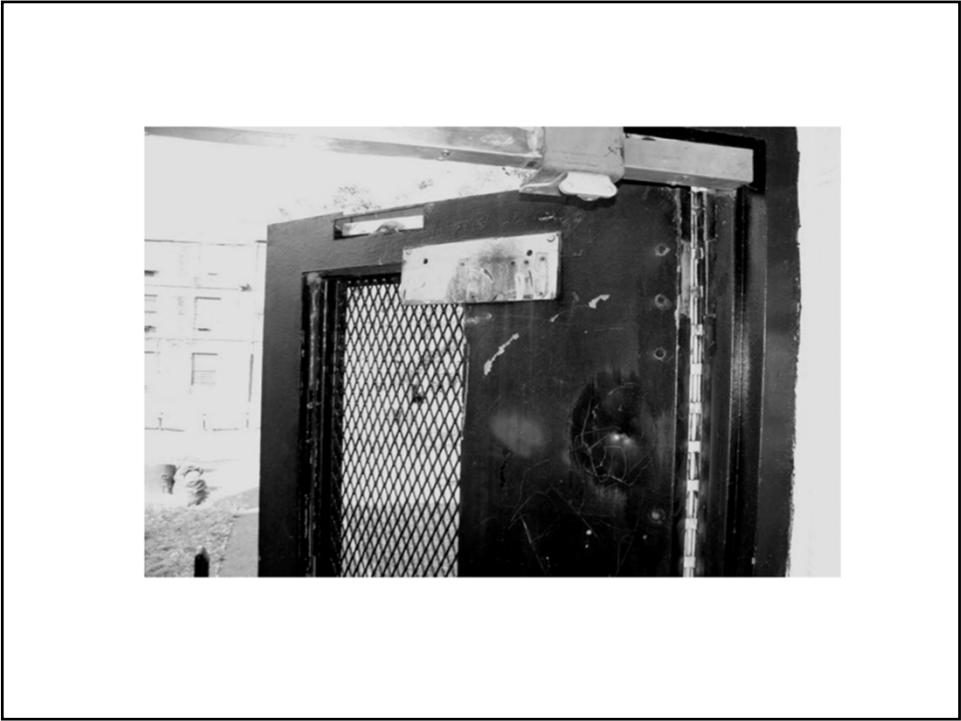
Deficiency 10: Entry door component is damaged, inoperable, or missing and it does not limit the door’s ability to provide privacy or protection from weather or infestation.

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 / Pass	Unit & Inside:N/A
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 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:**
 - 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.

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

More Information

- **Inside:**
 - If an entry door or stairwell door will not open, and at least one (1) other 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.

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

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:

Unit & Inside:	Severe / Fail
----------------	---------------

Correction Timeframe:

Unit & Inside:	30 Days
----------------	---------

*AHR: UNIT/INSIDE

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:

Unit & Inside:	Severe / Fail
----------------	---------------

Correction Timeframe:

Unit & Inside:	30 Days
----------------	---------

*AHR: UNIT/INSIDE

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:	
Unit & Inside:	Severe / Fail
Correction Timeframe:	
Unit & Inside:	30 Days
*AHR: UNIT/INSIDE	

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 / Fail

Correction Timeframe:	
Unit & Inside:	30 Days

*AHR: UNIT/INSIDE

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 / Fail

Correction Timeframe:	
Unit & Inside:	30 Days

*AHR: UNIT/INSIDE

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:	Correction Timeframe:
Unit: Severe / Fail	Unit: 30 Days
Inside: Moderate / Fail	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.
----------------	---

*AHR: UNIT/INSIDE

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 / Fail
----------------	-------------------------

Correction Timeframe:

Unit & Inside:	24 hours
----------------	----------

*AHR: UNIT/INSIDE





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.

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 / Fail	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.		



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 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 / Pass
----------------	------------

Correction Timeframe:

Unit & Inside:	N/A
----------------	-----

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 / Pass

Correction Timeframe:

Unit: N/A

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 / Fail
----------	-----------------

Correction Timeframe:

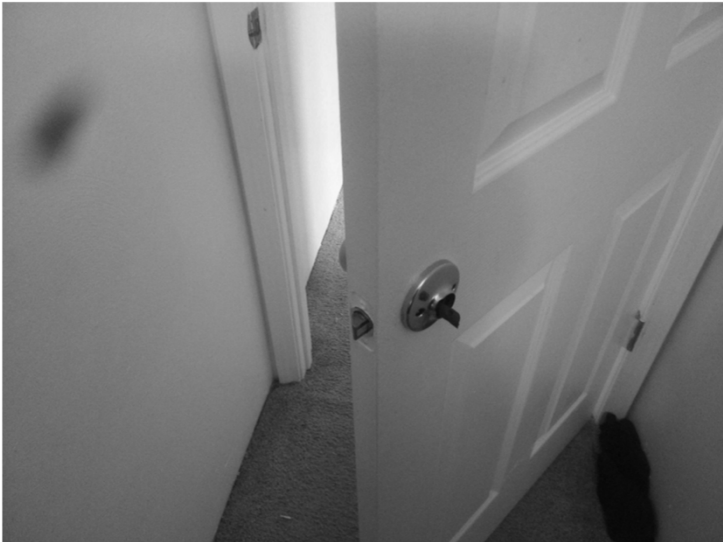
Outside:	30 days
----------	---------

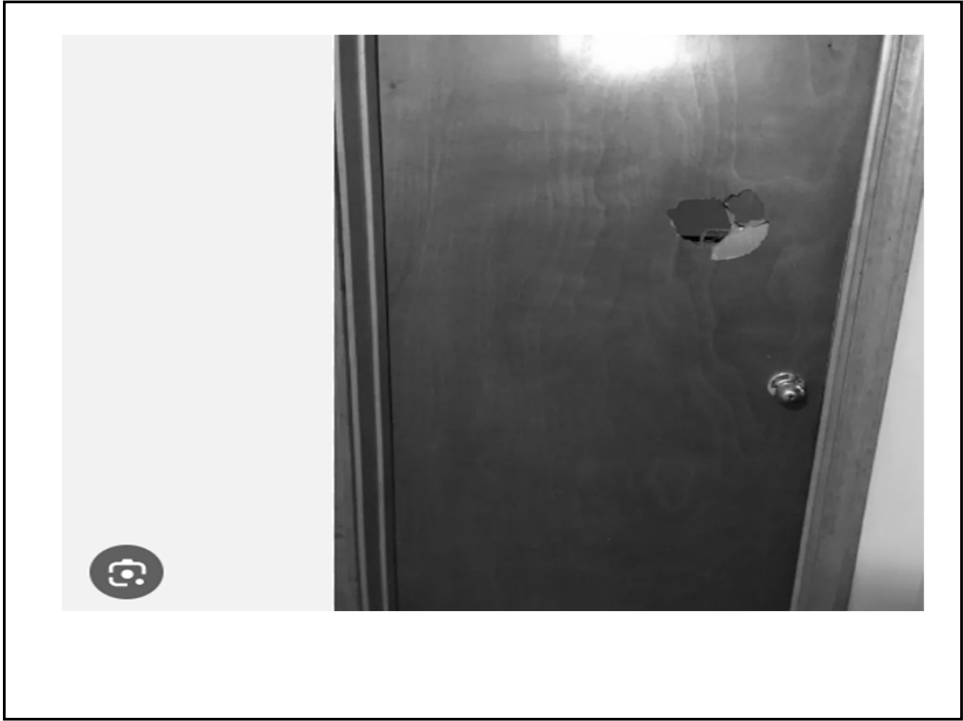
Door – General

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

More Information:

- | | |
|----------|---|
| Outside: | <ul style="list-style-type: none">• 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:	Correction Timeframe:
Unit, Inside, & Outside:	Unit, Inside, & Outside:
Moderate / Fail	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 / Fail
--------------------------	-------------------------

Correction Timeframe:

Unit, Inside, & Outside:	24 hours
--------------------------	----------



Deficiency 1: Obstructed means of egress.

More Information:

Unit:	- 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.
-------	---

Deficiency 1: Obstructed means of egress.

More Information:

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.
 - 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.

mma

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 / Fail

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 / Fail

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:	• <u>Conductor</u>: An object or type of material that carries electrical current. • <u>Outlet and Switch</u>: 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:

Unit, Inside, & Outside:	Life-Threatening / Fail
--------------------------	-------------------------

Correction Timeframe:

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 / Fail
--------------------------------	---------------

Correction Timeframe:

Unit, Inside, & Outside:	30 Days
--------------------------------	---------

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 / Fail
--------------------------------	---------------

Correction Timeframe:

Unit, Inside, & Outside:	30 Days
--------------------------------	---------

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 / Fail
--------------------------------	----------------------------

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 / Fail
-------------------	----------------------------

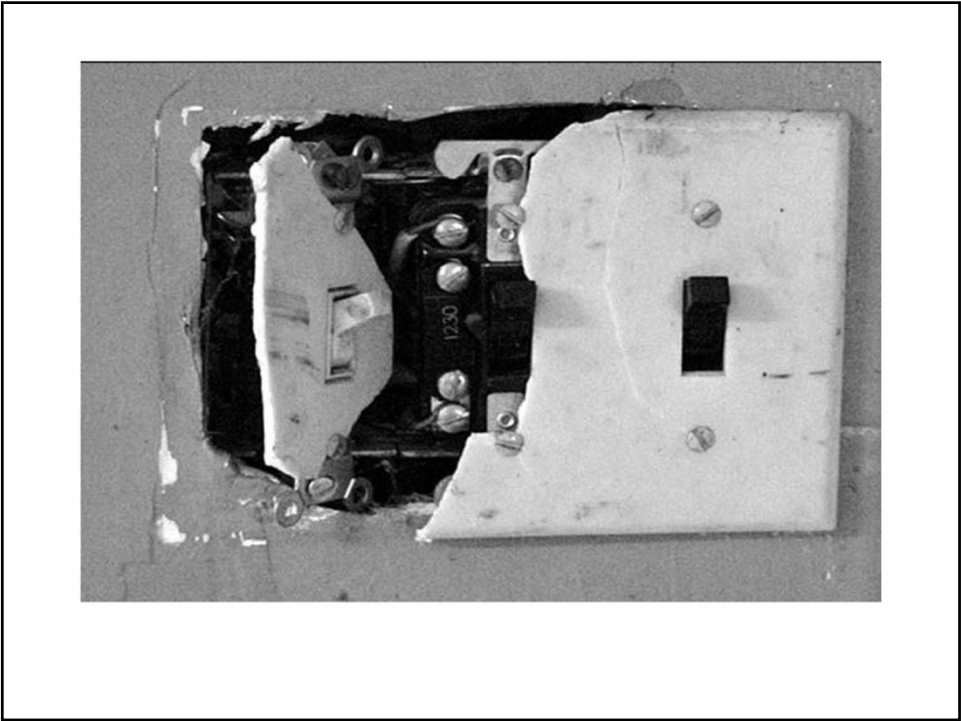
Correction Timeframe:

Unit & Inside:	24 hours
-------------------	----------

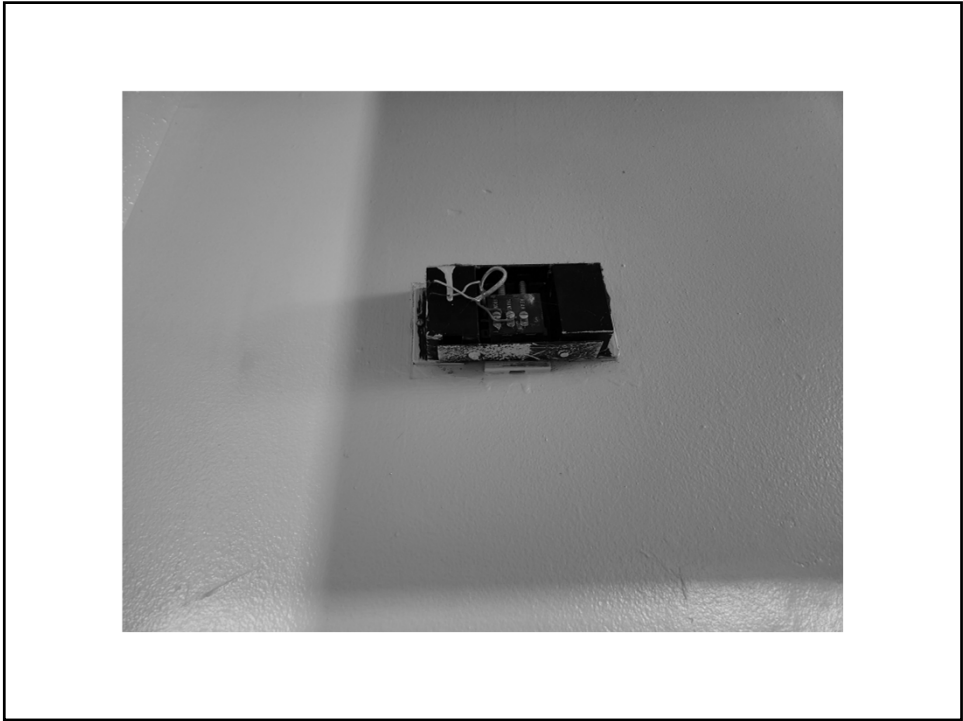
More Information:

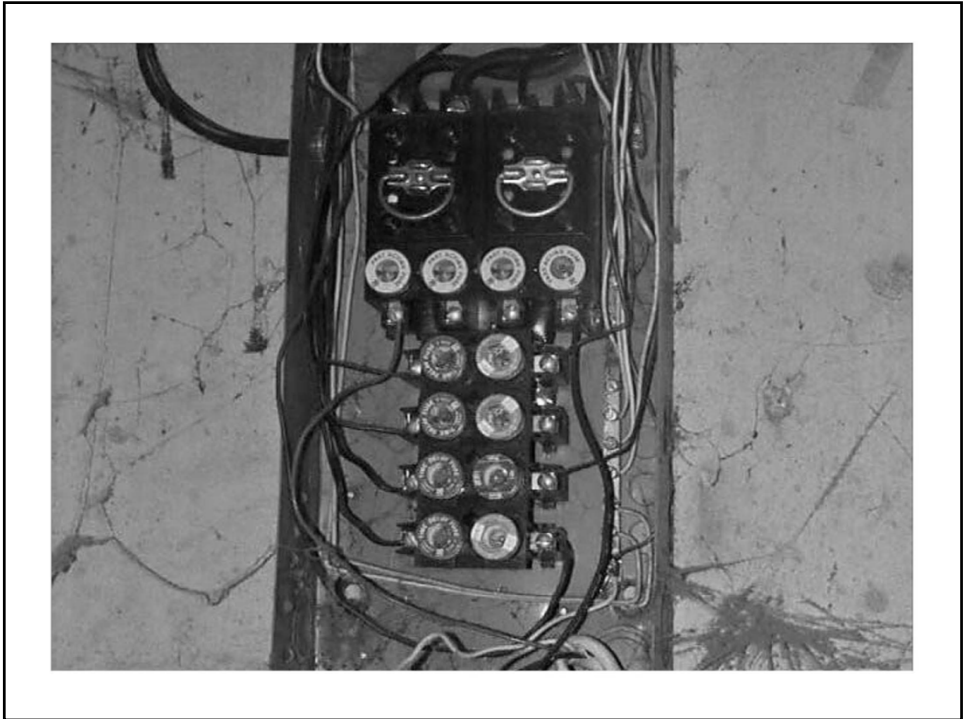
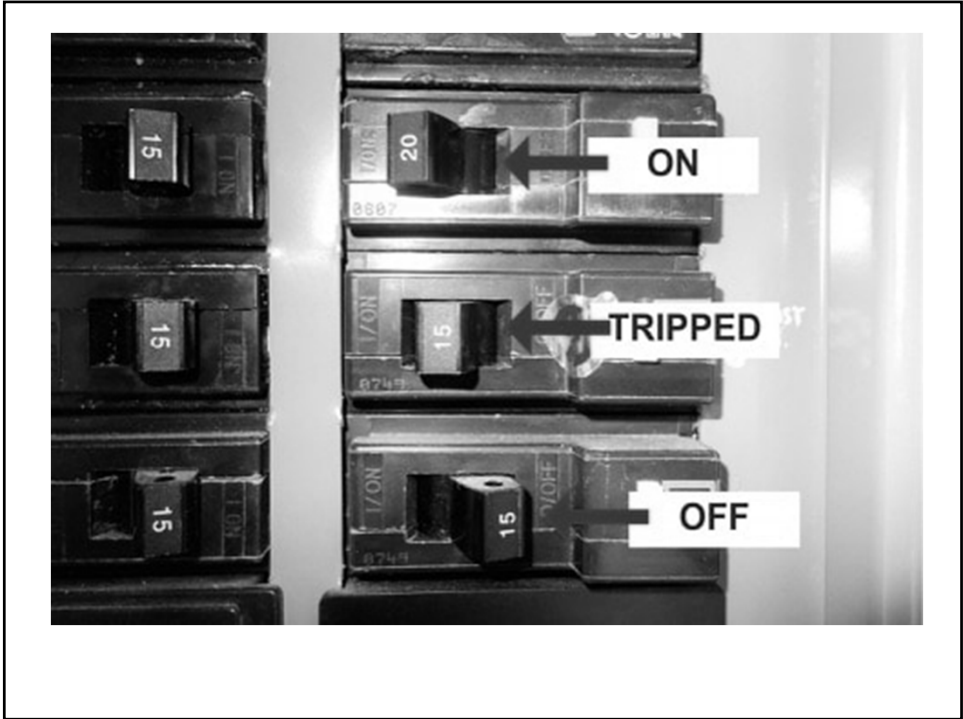
Unit & Inside:	• None
-------------------	--

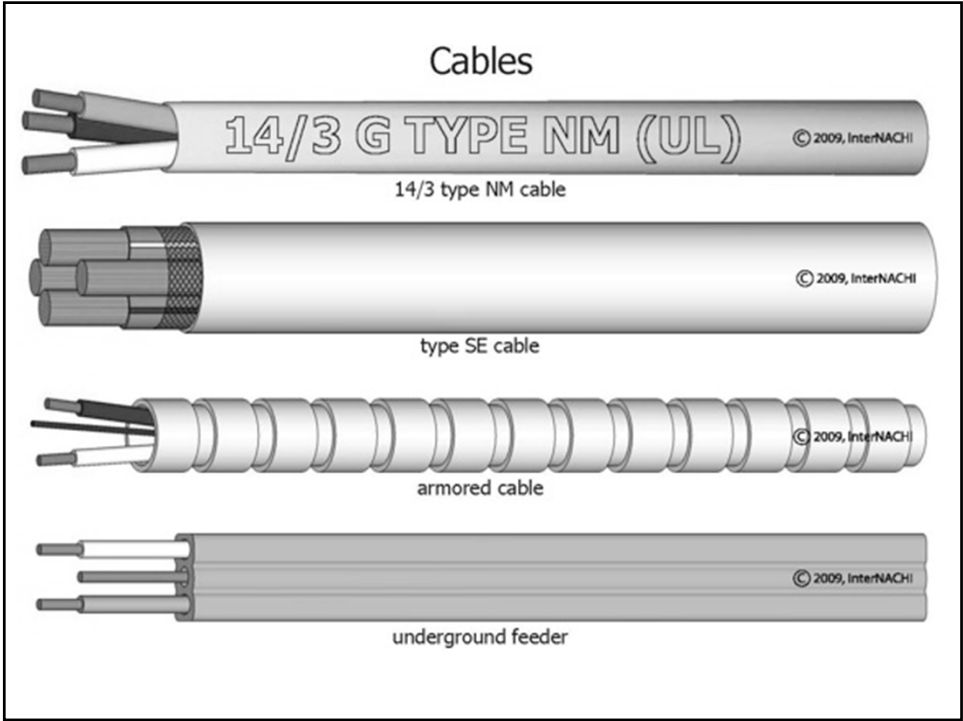












Electrical – GFCI or AFCI – Outlet or Breaker

Definition:	Electrical protection devices
Common Components:	Receptacle or outlet; Faceplate; Test and reset buttons; Circuit breaker
More Information:	None

Ground Fault Circuit Interrupter (GFCI)

- A device that offers protection against ground fault or leakage current
- It pops off & breaks the supply when it senses any leakage current flowing out from the circuit



nmca

Arc Fault Circuit Interrupter (AFCI)

- A discharge of a very high power between two or more than two conductors
- The arc is generated due to loose cable joints or damage in a flexible cable due to twisting or exposure to heat.



nmca

More Information – GFCI

- HUD allows the use of either a receptacle tester with a GFCI test button or the integral device tester
- HUD does not plan to prescribe a specific tool that inspectors must use but will include a list of tools that meet industry standards

nmca



**Electrical – GFCI or AFCI –
Outlet or Breaker**

Deficiency 1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

Deficiency Criteria:

Unit, Inside, & Outside:	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
--------------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Severe / Fail
--------------------------------	---------------

Correction Timeframe:

Unit, Inside, & Outside:	30 Days
--------------------------------	---------

**Electrical – GFCI or AFCI –
Outlet or Breaker**

Deficiency 1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

More Information:

Unit, Inside, & Outside:	- Some outlets are wired in series and may have one GFCI that provides protection to the entire series. - A GFCI outlet or GFCI breaker test or reset button that is missing and results in an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard. - An acceptable industry standard tester may be used in place of the test and reset buttons if it meets all requirements of Underwriters Lab Standard 1436 for Outlet Circuit Testers.
--------------------------------	--

Deficiency 2: AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.

Deficiency Criteria:

Unit, Inside, & Outside:	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
--------------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Severe / Fail
--------------------------------	---------------

Correction Timeframe:

Unit, Inside, & Outside:	30 Days
--------------------------------	---------

More Information:

Unit, Inside, & Outside:	An AFCI outlet or AFCI breaker test or reset button that is missing and results in an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.
--------------------------------	--

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 3: An unprotected outlet is present within six feet of a water source.

Deficiency Criteria:

Unit*, Inside*, & Outside*:

Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room.
AND
Outlet is not GFCI protected.

H&S Determination:

Unit, Inside, & Outside:

Severe / Fail

Correction Timeframe:

Unit, Inside, & Outside:

30 Days

*AHR: UNIT, INSIDE, & OUTSIDE

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 3: An unprotected outlet is present within six feet of a water source.

More Information:

Unit & Inside:

- Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet.
- An outlet dedicated to a major appliance (e.g., water heater, HVAC, refrigerator, washing machine, dishwasher, garbage disposal, appliance that is wall-mounted or installed within a cabinet, etc.) should not be evaluated under this standard, regardless of its distance from the water source.
- A dedicated outlet is a receptacle outlet that is only capable of serving that specific appliance.

*AHR: UNIT, INSIDE, & OUTSIDE

Copyright 2026 by Nan McKay & Associates, Inc. Page 187

**Electrical – GFCI or AFCI –
Outlet or Breaker**

Deficiency 3: An unprotected outlet is present within six feet of a water source.

More Information:

- Unit & Inside:
- An outlet located below a countertop and within an enclosed cabinet should not be evaluated under this standard, regardless of its distance from the water source.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

*AHR: UNIT, INSIDE, & OUTSIDE

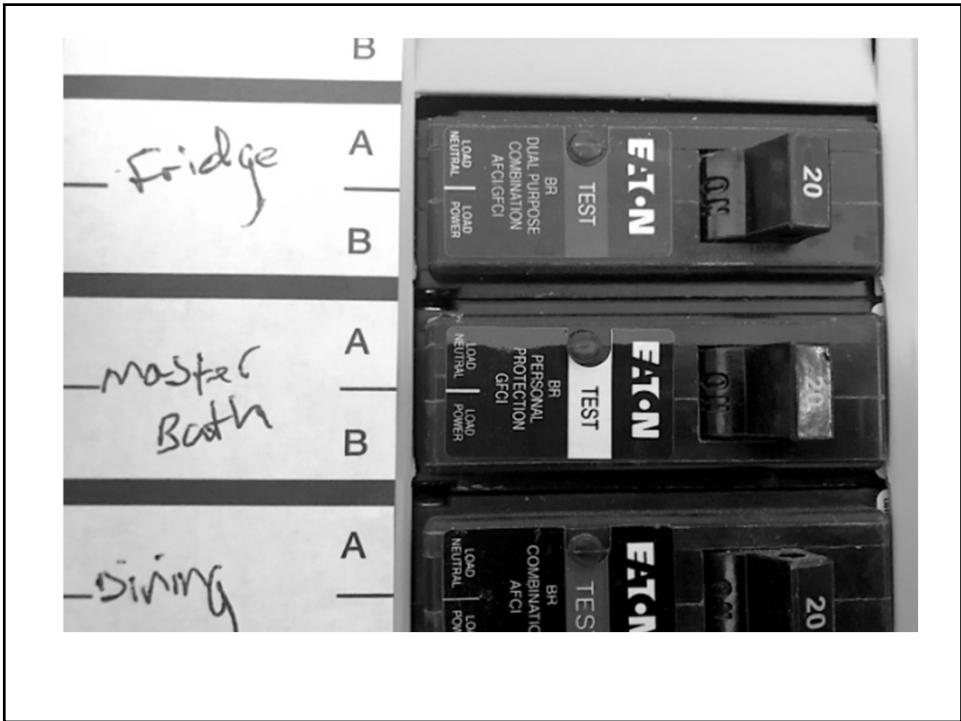
**Electrical – GFCI or AFCI –
Outlet or Breaker**

Deficiency 3: An unprotected outlet is present within six feet of a water source.

More Information:

- Outside:
- Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

*AHR: UNIT, INSIDE, & OUTSIDE





*Not a major appliance
(coffee maker and
microwave not
permanently installed)
– GFCI needed*



