

*"Building a Future for  
Charleston Residents"*

# TRI-COUNTY HOUSING AUTHORITY LANDLORD FORUM

***NSPIRE - V***  
***REFERENCE BOOK***

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**2024**

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## **Definition of NSPIRE-V Inspection Areas**

**Housing Choice Voucher (HCV) National Standards for the Physical Inspection of Real Estate (NSPIRE-V) is the replacement for the Housing Quality Standards (HQS) and must take effect for all Housing Authorities administering the HCV Program no later than October 1, 2024.**

**NSPIRE-V divides the inspection into three distinct areas: Outside, Inside, Unit.**

- **Outside is comprised of the building exterior, building system, and the site.**
  - **Building Exterior includes siding, foundation, roofing, etc.**
  - **Building System covers electrical and fire extinguishers**
  - **Site issues embraces signage, fences, tripping hazards, etc.**
- **Inside is comprised of common areas, internal build system deficiencies**
  - **Common Areas include offices, laundry rooms, stairwells, etc.**
  - **Internal building systems covers HVAC, sprinklers, trash chutes, and issues that are inside a building but not specific to a unit.**
- **Unit refers to the interior components of an individual unit.**



# Understanding the Charts

		<div style="border: 1px solid black; padding: 2px;"> <b>Passing Defect</b>                      Repair Not Required                 </div>	<div style="border: 1px solid black; padding: 2px;"> <b>Failing Defect</b>                      Repair Required                      Within 30 Days                 </div>	<div style="border: 1px solid black; padding: 2px;"> <b>Life-Threatening Defect</b>                      Repair Required                      Within 24 Hours                 </div>
Inspectable Item		Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair
Restroom (cont.)	<b>Sink</b> Stopper not required if "by design"	Missing or inoperable stopper or strainer	Missing or inoperable handles	N/A
	Steady leak is cited as "inop handle" but an intermittent drip is not		Won't hold water (sink damaged)	
		Leak outside of basin (around handles, etc.)	Drain clogged	
Toilet	If multiple toilets installed, "Severe" H&S defects change to "Moderate"	Continues to "run" after flushing - or- tank lid or other components damaged/missing that do not impact function	Base is not secure	Toilet missing
			Seat or flush handle is broken, loose or missing - impacts function	
			Can't be used in private	
Garage		N/A	Penetrating hole	N/A
			Door won't open, stay open, close, etc.	

In the left column is the Inspectable Item. In the following three columns, indicate the deficiency type: Low, Moderate, and Severe. "Low" is a deficiency that is noted, but is still a "pass". Any deficiencies identified as a "Moderate" and/or "Severe", will fail the inspection. Deficiencies indicated in the "Severe" column and in red font must be repaired within 24 hours. To assist you, deficiencies that must be repaired in 24 hours are also annotated with a symbol of an exclamation point encased in a triangle.

## HUD Required Correction Timeframes for Identified Deficiencies

- **Advisory/Low: N/A**
- **Moderate: 30 Days**
- **Severe: 30 Days**
- **Life Threatening: 24 Hours**



Identifies a "Life Threatening" Issue constituting a 24-Hour Repair



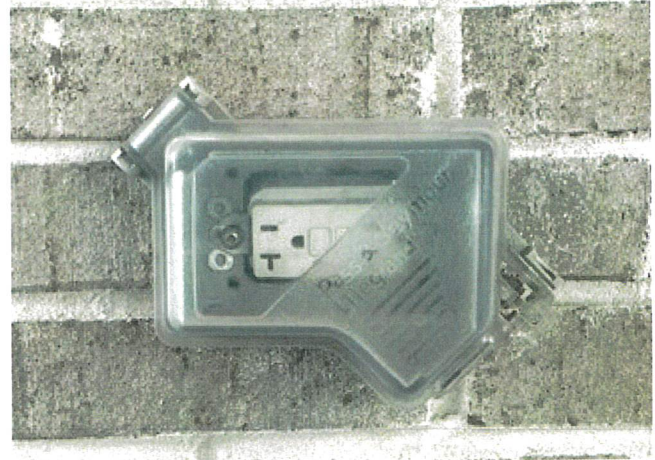


### **Litter** (Outside/Inside)

Litter includes “trash” that has been discarded incorrectly (thrown on ground, stored improperly, etc.) as well as large items such as mattresses, tires and more.

### **GFCI** (Outside/Inside/Unit)

GFCI protected outlets are now required at all “wet” locations. This includes the exterior and other areas within 6 feet of a water source (kitchen, bathrooms, etc.).

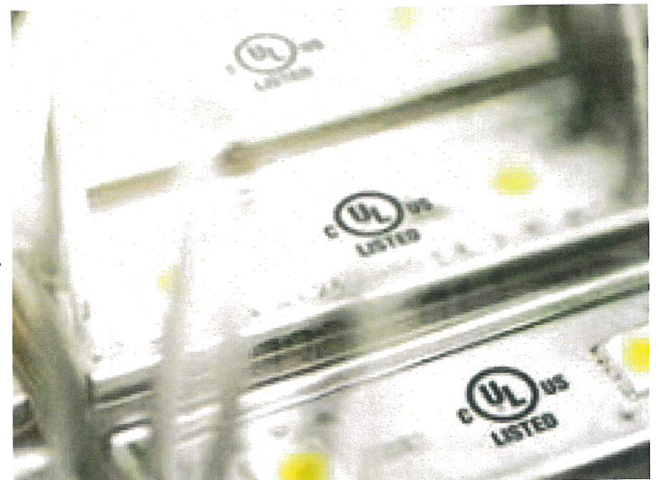


### **Unshielded Wires** (Outside/Inside/Unit)

Any exposed wire (not inclusive of low-voltage) that is not properly shielded from the residents is a 24-hour deficiency. This includes insulated wires not encased in proper jacketing or conduit.

### **Electrical Repair** (Outside/Inside/Unit)

All repairs made within electrical systems must be completed with UL Listed material. No caulking or other “foreign” material is allowed.





## OUTSIDE Deficiencies

Inspectable Item		Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair
Appeal	<b>Litter</b>	10 small items(food wrapper, paper, etc.) noted within 100sf area	N/A	N/A
		Any large item discarded incorrectly (furniture, etc.)		
Doors	<b>Garage</b>	N/A	Any size penetrating hole noted	N/A
			Door won't open, stay open or close correctly (includes auto open, if installed)	
	<b>General</b> Does not include "Entry" or "Fire" doors	N/A	Hardware or surface damaged, inoperable or missing that impacts function	N/A
Electrical	<b>Enclosures</b> Exterior disconnects junction or timer boxes, etc.	N/A	Service/breaker panel is blocked or difficult to access	Water intrusion, rust or foreign substance over components
				▲ <b>Damaged breakers</b>
	<b>Outlets / Switches &amp; GFCI</b> See page 24 for the GFCI requirement	N/A	N/A	Foreign material (non-UL listed material) used for repair
				GFCI/AFCI inoperable
				GFCI missing where required
				Ungrounded or incorrect wiring noted
				Outlet not energized
<b>"No longer safe" = burn marks, physical damage, etc.)</b>			▲ <b>Outlet/switch damaged - no longer safe</b>	
<b>Electrical / Wires or Conductors</b> Does not include low voltage	N/A	N/A	▲ <b>Damaged or missing cover (includes wall mounted lights)</b>	
			▲ <b>Missing knockout</b>	
Unshielded wires including damaged conduit and sheathing			▲ <b>Open breaker port</b>	
			▲ <b>&gt;1/2" gap noted</b>	
Missing covers/globes only applies to wall-mounted			▲ <b>Exposed wire nuts</b>	
	▲ <b>Unshielded wires noted (damaged covering)</b>			





**Guardrail** (Outside/Inside/Unit)

Required for elevated heights of 30 inches or more. Examples; porches, patios, stoops, retaining walls with walkways above, etc. Rail must be at least 30 inches tall. Only citable in areas where residents have access.

**Sprinkler Assembly** (Outside)

Heavy blockage on exterior sprinkler heads (paint, dust, animal nest, etc.) will create a hazard that must be mitigated within 24 hours.



**Fire Extinguisher** (Outside/Inside/Unit)

Non-chargeable extinguishers are only acceptable for 12 years from the manufacturers date noted on the extinguisher. After which, it is considered “expired”. This only applies to property owned disposable extinguishers.

**Sharp Edge** (Outside/Inside/Unit)

Only recordable if within the normal path of travel and the hazard is severe enough to likely require treatment from a medical professional.





## OUTSIDE Deficiencies

Inspectable Item		Low	Moderate	Severe
		Pass w/ Comment	Fail - 30 Day Repair	Fail - 30 Day Repair ▲ 24 Hour Repair
Fire Safety	<b>Chimney</b> Fireplace or wood-burning stove	N/A	N/A	▲ Chimney/flue or firebox damaged / unsafe
				▲ Structural failure noted (leaning, etc)
	<b>Egress</b>	N/A	N/A	▲ Exit point is obstructed - locked gate, debris, etc.
	<b>Exit Signs</b> Test battery for 30 seconds (if applicable)	N/A	N/A	▲ Obscured from view (decor, plants, etc.)
	Signs should remain lit for 90 minutes in case of power loss			▲ Not securely attached
				▲ Missing where evidence or previous install
				▲ No illumination (either internal or adjacent)
	<b>Fire Escapes</b>	N/A	N/A	▲ Test button inop
				▲ Stairs, ladder, platform or handrails are damaged/missing
	<b>Fire Extinguisher</b>	N/A	N/A	▲ Under/over charged
	▲ Missing with evidence of prior installation			
	▲ Rechargeable: Missing or expired tag			
	▲ Damaged (impacting function)			
			▲ Disposable: Extinguisher >12 years old	
<b>Flammable &amp; Combustible Items</b> Gasoline, etc. near open flame or heat source, etc.	N/A	N/A	▲ Flammable/combustible item within 3 feet of ignition source (furnace, heater, etc.)	
<b>Sprinkler Assembly</b> "Foreign material" citable if covering 75% of the assembly or bulb (includes heavy dust, paint, etc.)	N/A	N/A	▲ Obstructions placed within 18" of head	
Corrosion issue does <u>not</u> include escutcheon			▲ Significant paint/foreign material covering 75%	
			▲ Escutcheon / concealed cover plate missing	
			▲ Assembly damaged or corroded	
<b>Guardrails</b> Required for elevated heights of 30 inches or more - rails must be at least 30 inches tall	N/A	N/A	▲ Guardrail is missing where required	
			▲ Incorrect height	
			▲ Missing or loose components impacting function	
General Safety	<b>Infestation</b> Empty traps are not citable	N/A	Evidence of <u>rats</u> (droppings, burrows, chewed holes, etc.)	N/A
	<b>Sharp Edges</b> Only recordable if in normal path of travel	N/A	N/A	▲ Sharp edge noted (likely to require professional medical treatment)





### **Address and Signage** (Outside)

Properties and buildings must be identified adequately to allow first responders to quickly locate the property and the individual buildings.

### **Dryer Vent** (Outside)

If the dryer vent is clogged, blocked, or anything restricting airflow (lint, bird's nest, etc.), a "severe" health and safety defect will be cited requiring repair within 24 hours.



### **Retaining Wall** (Outside)

Inspectable retaining walls must be a minimum of 24 inches tall and does not include simple raised gardens and planters.

### **Erosion** (Outside)

Erosion is recordable as a defect only if severe enough to expose the footer or potentially compromise the integrity of a structure or hardscape.

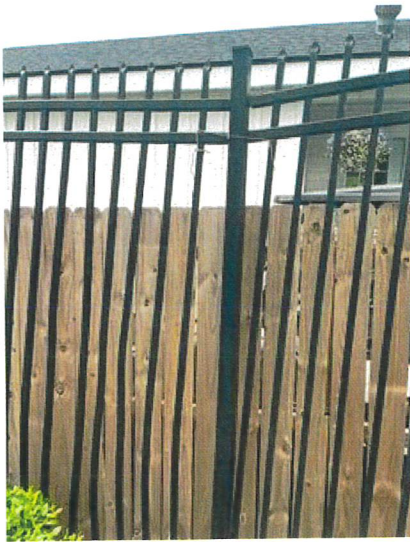




## OUTSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair
<b>Lead-based Paint</b> Properties constructed pre-1978, <u>all</u> structures are assumed pre-1978	N/A	≤20 sf of deterioration (chipping, cracking, chalking, etc.)	>20 sf of deterioration (chipping, cracking, chalking, etc.)
<b>Roofing Area</b>	N/A	Debris limiting the drain or gutter	N/A
		Gutter component missing or not securely attached	
		Gutter component damaged and impacting function	
	<b>Roofing Material</b>	N/A	25 sf of ponding noted Damage/missing roofing exposing substrate
<b>Soffit/Fascia</b> Missing vents are 'penetrating holes'	N/A	Penetrating holes noted in soffit, fascia or roof deck	N/A
		Damage causing instability	
<b>Address &amp; Signage</b>	N/A	Address signage near entrance is broken, blocked or illegible	N/A
		Building ID signs are blocked, broken or illegible	
<b>Dryer Vent</b>	Missing or damaged cover noted	N/A	⚠ Vent is blocked/clogged (lint, nest, etc.)
<b>Erosion Under Structures</b> Structure = foundations, fences, walks, retaining walls, etc.	Erosion causing footer or support exposure or erosion >2 ft away and depth or erosion ≥ than distance to structure	N/A	N/A
<b>Structures</b>	N/A	Hole(s) effecting 20% of single section	N/A
		Gate latch/lock inoperable Failing post(s) allowing for lean or instability	
<b>Foundation</b>	N/A	Damaged/missing vent Crack ≥1/4" x 12" Exposed rebar noted Spalling/flaking noted - 12" x 12" x 3/4" deep Rot/damage noted to post, girder, etc.	Possible structural concern noted
<b>Retaining Walls</b> Minimum of 24" tall and doesn't include planters	N/A	Leaning from fill side or portion collapsed	N/A
<b>Structural Defects</b> Walls, roofs, columns, foundations, beams, etc.	N/A	N/A	⚠ Any structural member appearing in danger of collapse/failure





### **Security Fencing** (Outside)

By definition, a security fence provides a barrier for the safety of residents, prevents property damage, theft or injury, and will be fully enclosed with capability of locking and must be at least 48" tall.

### **Leaks and Wastewater** (Outside/Inside)

In addition to visually ensuring the cap is present and not damaged, the inspector is also instructed to touch/tap cap to ensure it is secure.



### **Sidewalks** (Outside)

Sidewalks, walkways, and/or ramps require "clear path of travel". Be sure to check for overhanging vegetation and other obstructions that limit conditions.

### **Handrails** (Outside/Inside/Unit)

At least one handrail is required for each continuous run of stairs/steps with four or more risers. Two handrails are required for ramps if their length is greater than 72 inches or rise is greater than 6 inches. Additionally, rails must be "reasonably grasped" and be 28" to 42" tall.





## OUTSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair	
Structures (cont.)	<b>Wall Coverings</b> Structured failure evident by out of plumb doors, large cracks, etc.  >1 sq ft of "missing" is cumulative per wall	≥1 sq ft material missing	N/A	
		Any size hole penetrating to interior		
		Covering is not "functionally adequate"		
		Structural failure		
		10 sq ft of peeling paint on single wall (post-1978)		
Utilities	<b>Leaks and Wastewater</b> Leak noted at hose bib, irrigation or fire suppression system	Sewer cleanup cover missing or damaged (includes riser)	▲ Evidence of gas, propane, oil leak	
			Sewage backed up	
	<b>Lighting</b>	N/A  Evidence of clogged drains (culvert, swale, ditch, etc.)	Missing with evidence of previous installation	N/A
			Damaged and impacts function	
			Not securely attached or pole is unstable	
<b>Site Drainage</b>	Evidence of clogged drains (culvert, swale, ditch, etc.)	Provided grate/cover no longer secure or missing	N/A	
<b>Water Heater - See Page 20-21</b>	N/A	N/A	N/A	
Walks and Parking	<b>Handrails</b> Two rails required for ramps	Handrail is missing where needed <u>without</u> evidence of previous installation	N/A	
		Handrail loose		
		Missing with evidence of previous install		
	<b>Parking Lot</b> Only includes owned lots	N/A	Incorrect installation	N/A
			At least 1 pothole 4" deep and 1 sf diameter	
	<b>Roads/Drives</b> Only includes owned road	N/A	>3" of ponding covering ≥5% of parking	Access to property is blocked/impassable
			At least 1 pothole 4" deep and 1 sf diameter	
	<b>Walks &amp; Ramps</b> Watch for vegetation "blocking" walks	N/A	Blockage creating a lack of clear travel	N/A
			Not functional (severely damaged)	
	<b>Stairs and Steps</b>	N/A	Missing tread	N/A
Loose/unlevel tread				
Nosing damage >1" deep or 4" wide				
Stringer damaged (rot, severe rust, cracks, etc.)				
<b>Trip Hazard</b> Abrupt change in normal path of travel - do not consider engineered designs defective	N/A	3/4 inch vertical deviation	N/A	
		2-inch horizontal separation		





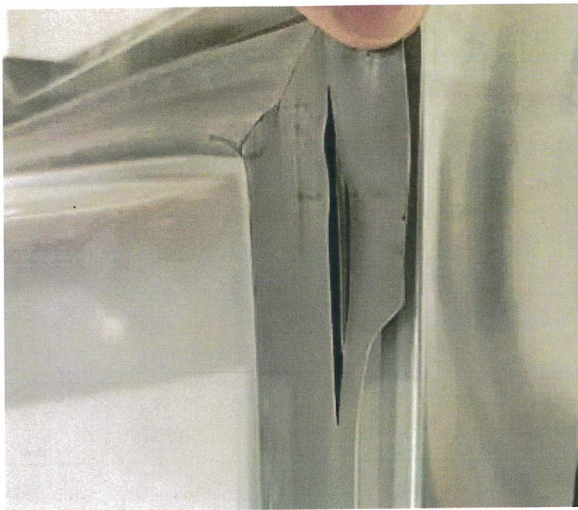
### **Tripping Hazard** (Outside/Inside/Unit)

A vertical rise of  $\frac{3}{4}$ " or a horizontal separation of 2" would constitute a trip hazard. However, if the rise or gap is 'by design (a raised manhole, a grate designed in a sidewalk, etc.) it would not be recorded.



### **Bathroom Ventilation** (Inside/Unit)

Each bathroom must have either an operable exhaust fan or a window.



### **Refrigerator** (Inside/Unit)

Any "damage" that impacts function will now be recorded as defective. Issues including, but not limited to, missing or damaged handle, broken or missing shelves/door guards, etc.

### **Drains** (Inside/Unit)

For sinks and bathtubs, slow drains are not defects. Only completely clogged drains will be cited.





## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair	
Restroom / Kitchen / Laundry	<b>Bath Ventilation</b> Either mechanical or passive	N/A	Inop or missing and no window present Missing or damaged vent cover Obstruction noted	N/A
	<b>Cabinets</b>	N/A	50% of cabinets or components missing/damaged/inop	N/A
	<b>Countertops</b> Kitchen only	N/A	No food prep area ≥10% of top has exposed substrate	N/A
	<b>Dryer Vent</b> Includes both gas and electric dryers  Properly filled "trap box" allowed on electrical dryers	N/A	N/A	▲ Non-metal duct utilized ▲ Vent missing, detached or damaged ▲ Improvised vent filter (cloth, sock, stocking, etc.) ▲ Kink restricts flow
	<b>Grab Bars - Bathroom only</b>	N/A	Slightly loose	N/A
	<b>Refrigerator</b>	N/A	Not cooling adequately Seal sagging, torn or detached impacting function Component damaged or missing (handle, drawers, etc.) impacting function Missing	N/A
	<b>Kitchen Ventilaton</b> Does not include self-circulating fans	N/A	Filter missing or damaged Vent is inoperable or part or/fully blocked Exhaust duct not securely attached or missing	N/A
	<b>Range / Oven</b> POA can relight pilot if micorwave is primary cook source and damaged or inop this is a severe defect	1 burner or more (or oven) not producing heat	Component missing (knob, grate, oven seal, etc.)	N/A
	<b>Shower/Tub &amp; Harware</b> If unit has multiple tubs or showers, "Severe" H&S defects change to "Moderate"	Component (stopper, curtain, etc.) damaged or missing and does <u>NOT</u> impact function	Component (diverter, head, handle, door, etc.) damaged and impacts function	Tub/shower is inoperable
		<50% discoloration	≥50% discoloraton Shower or tub can't be used in private	Drain fully clogged



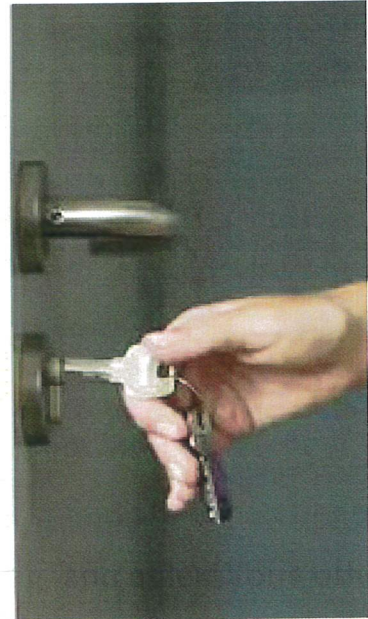


### **Toilet** (Inside/Unit)

Toilet bases that aren't secure or toilets that continue to "run" after flushing must be repaired within 30 days.

### **Egress** (Inside)

Double cylinder deadbolt locks are not allowed on any "exit" doors. Additionally, all doors (and windows) utilized for egress must open "fully".

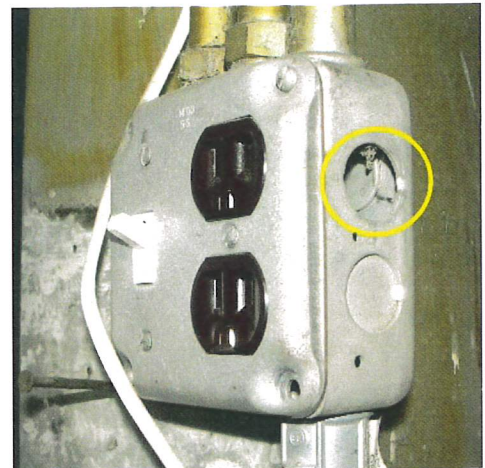


### **Fire Door** (Inside/Unit)

If a door a fire rated tag is missing, and at least one other door along the same egress path has a fire label, then the inspector will treat this door as "fire rated". If non-sampled unit fire-rated entry doors have noticeable damage, the defect will be cited under "Inside" as opposed to "Unit".

### **Electrical / Enclosure** (Inside/Unit)

Any missing knockouts or 'foreign' material used for repairs will be considered defective as will severe rust noted inside the enclosure.





## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair		
Restroom (cont.)	Sink Stopper not required if "by design"  Steady leak is cited as "inop handle" but an intermittent drip is not	Missing or inoperable stopper or strainer	N/A		
		Leak outside of basin (around handles, etc.)			
	Toilet If multiple toilets intalled, "Severe" H&S defects change to "Moderate"	Continues to "run" after flushing or- tank lid or other components damaged/missing that do not impact function		Base is not secure Seat or flush handle is broken, loose or missing - impacts function Can't be used in private	Toilet missing Doesn't flush or refill after correctly
		Garage		N/A	N/A
Doors	General Includes all doors except "Fire" and "Entry" Includes hardware/surface	Inoperable/missing or damage compromises privacy	N/A		
	Fire Rated Includes only doors with fire rated tag  Repairs to fire doors must include manufacturer's documentation  If door has 25% of surface showing signs of "rust", a "Severe" defect will be cited	N/A	N/A	Hardware inop/missing or door won't latch or open Self-closure inop Any size hole noted Assembly damaged (glass, frame, etc.) Door propped open Seal damaged/miss	
	Entry Includes non-fire rated entry doors  Entry door repairs must be made with "equivalent" material  If seal is defective on door from unit to other interior space (like high rise unit doors), the defect is "Low"	Secondary latch/lock or other non-impacting issues (deadblot, strike plate, etc.)	≥1/4" crack or hole penetrating through door or frame  Self-closing hardware or lock missing/inop	Door missing  Door won't close (hits frame)	
		Door glass damaged (cracked, flogged, etc.)	Delamination >2" Seal miss/damaged with ≥1/4" gap or evidence of moisture penetration Frame/trim damaged impacting function	Missing fire door	
Electrical	Enclosures "Foreign material" is material that isn't UL Listed	N/A	Water intrusion, rust or foreign substance over breakers/fuse Damaged breakers		
	Outlets / Switches & GFCI/AFCI See page 24 for outlet/GFCI requirement  An ungrounded 3-prong outlet that is GFCI protected is not a defect	N/A	N/A	Foreign material used in repair GFCI/AFCI inop GFCI missing Ungrounded/incorrectly wired outlet Outlet not energized Outlet /switch is damaged - no longer safe	





### **Foundation** (Inside)

Evidence of water infiltration (water stains, efflorescence, etc.) is a citable defect requiring repairs be made within 30 days.

### **Electrical Gaps** (Inside/Unit)

Gaps in panels can be caused by the breaker bank settling, wrong size cover replacement, missing garbage disposal/water heater stress clamps, etc. For the gap to be recorded, it must be ½ inch. Any gap in electrical devices short of this size is not a recordable defect within NSPIRE-V.

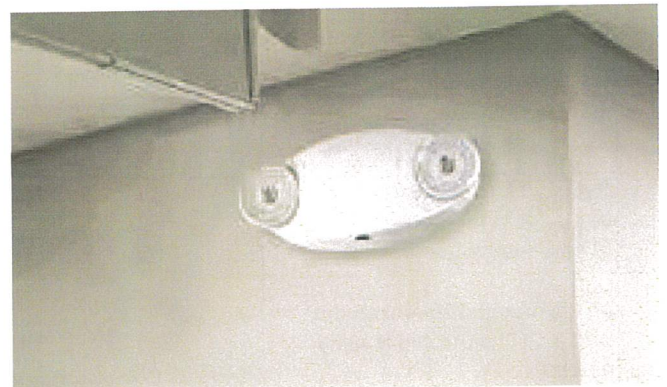


### **Dryer Vent** (Inside/Unit)

Detached dryer vents in a community laundry room or in an apartment is a significant defect requiring repair within 24-hours. Although lint on the wall is not a defect, it is an indication there may be a defect causing an inspector to look closer.

### **Auxiliary Lights** (Inside)

Auxiliary lights must work fully and cannot be missing. Also, any damage impacting its function is a defect. If your auxiliary lights are combined as part of an exit sign, auxiliary lights will be inspected as a component of the exit sign.





## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair
Electrical (cont.)	N/A	N/A	⚠ Damaged or missing cover (includes wall mounted lights)
			⚠ Missing knockout
			⚠ Open breaker port
			⚠ >1/2" gap noted
			⚠ Exposed wire nuts
			⚠ Unshielded wires noted (damaged covering)
			⚠ Water in contact with conductors
Floor Drain	N/A	Standing water in contact with existing drain	N/A
HVAC Heat source must be self-fueled, designed for interior use and be permanently installed	Cooling system inoperable	Between Apr 1 & Sep 30 heat inoperable	⚠ Between Oct 1 & Mar 31 heat inoperable
			Heat working but can't maintain 68 degrees
			⚠ Flue is misaligned or restricted/holes
			⚠ Combustion chamber cover missing
			⚠ Gas shut off valve damaged/missing
Leaks and Wastewater Infrared cameras and moisture meters can be utilized	N/A	Plumbing leaks noted into unintended areas (includes sprinklers) Environmental water intrusion Cleanout cover damaged or missing	⚠ Evidence of gas, propane/oil leak at main, appliance, etc.
			Sewage leak
			Sewage backed up
Light Fixtures POA can change bulbs if needed	N/A	Fixture inoperable Permanent fixture not present in bath and kitchen Fixture not securely mounted	N/A
Water Heater Discharges piped through wall are not subject to the 2"-6" from floor/pan requirement  Drip pans are not required  See page 20 for listing of approved TPR piping	N/A	TPR discharge pipe is less than 2" or more than 6" from floor or top of waste receptor/floor	TPR valve leaking
			TPR discharge pipe is incorrect material
			⚠ TPR valve blocked - cannot fully actuate
			TPR discharge pipe has upward slope or is damaged or capped
			No hot water noted
			⚠ Flue misaligned/blocked
			⚠ Gas shut off valve missing/incomplete



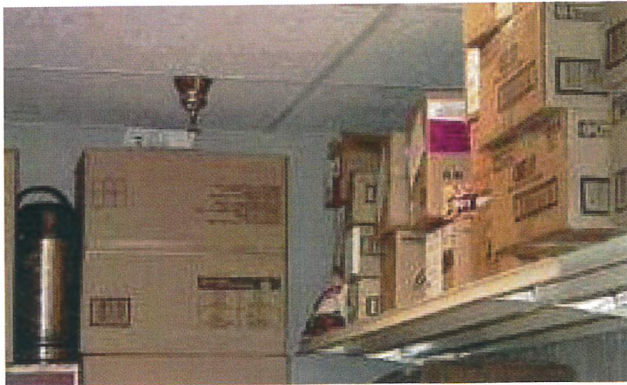
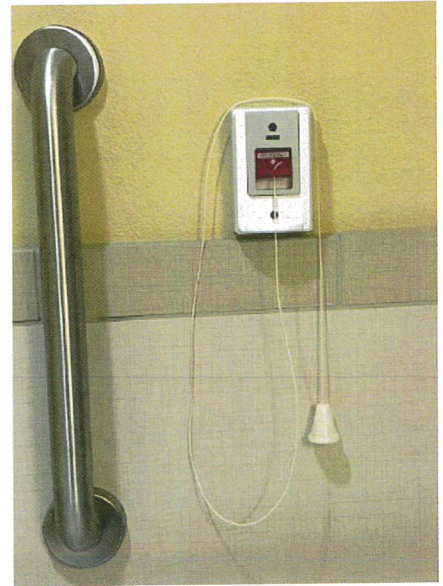


### **Exit Signs** (Inside/Outside)

A new NSPIRE defect to watch for is a simple loose exit sign. Although extremely common in hallways, it is a life-threatening concern that must be corrected within 24 hours.

### **Call-For-Aid** (Inside/Outside)

The pullcord needs to reach to within 6" off the floor at a minimum. So, whether it's designed incorrectly and doesn't reach, or the resident ties it up (or blocks the proper use by furniture), it is a 24-hour fail item.



### **Fire Sprinklers** (Inside/Outside)

Fire sprinklers cannot have any items stored within 18" of the head. This obstruction is a 24-hour fail item.



## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair	
Fire Safety	<b>Carbon Monoxide Detector</b> See page 28 for additional details	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Missing detector</li> <li>▲ Detector obstructed (paint, tape, etc.)</li> <li>▲ Detector inoperable</li> </ul>
	<b>Smoke Detector</b> See page 28 for information on proper locations	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Missing/not installed</li> <li>▲ Inoperable</li> <li>▲ Detector obstructed (paint, tape, etc.)</li> </ul>
	<b>Chimney</b>	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Chimney/flue/firebox no longer safe</li> </ul>
	<b>Exit Signs</b> Test battery for 30 seconds (if applicable)  Signs should remain lit for 90 minutes in case of power loss	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Obscured from view (décor, plants, etc.)</li> <li>▲ Not securely attached</li> <li>▲ Missing where evidence of previous install</li> <li>▲ No illumination (either internal or adjacent)</li> <li>▲ Test button inop</li> </ul>
	<b>Egress</b> Not allowed: -Double cylinder deadbolts on exit doors	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Egress point from room or building is limited or blocked</li> </ul>
	<b>Fire Extinguisher</b>	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Under/over charged</li> <li>▲ Missing with evidence of prior installation</li> <li>▲ Rechargeable: Missing or expired tag</li> <li>▲ Damaged impacting function</li> <li>▲ Disposable: Extinguisher &gt;12 years old</li> </ul>
	<b>Flammable &amp; Combustible Items</b> Heat source = wall heaters, fuel-burning water heaters, etc.	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Flammable/combustible items within 3 feet of heat source</li> <li>▲ Petroleum product (gas, propane, etc.)</li> </ul>
	<b>Sprinkler Assembly</b> "Foreign material" citable if covering 75% of the assembly or bulb (includes heavy dust, paint, etc.)  Corrosion issue does <u>not</u> include escutcheon	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Obstructions placed within 18" of head</li> <li>▲ Significant paint/foreign material noted on 75% of assembly</li> <li>▲ Escutcheon / concealed cover plate missing</li> <li>▲ Assembly damaged or corroded</li> </ul>
	<b>Auxiliary Lights</b>	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Missing or inoperable</li> </ul>
	<b>Call-For-Aid</b> Wireless system not inspected	N/A	N/A	<ul style="list-style-type: none"> <li>▲ Sound/light inoperable or indicates wrong room</li> <li>▲ Pull cord missing or &gt;6" from</li> <li>▲ System/cord blocked</li> </ul>
General				





## **Lead-Based Paint** (Inside/Unit)

If the property was constructed prior to 1978, the inspector will assume that all painted structures are also pre-1978 and subject to lead-based paint rules. Every common area and every unit are subject to separate defect recordings. Most lead-based paint defects trigger the need for lead safe work practices (LSWP) by a certified renovation firm and will require passing a clearance examination. Within the HCV program (tenant based), only units housing children under the age of 6 is subject to this defect.

## **Doors** (Inside/Unit)

Interior doors are not split between “passage” and “non-passage”. Passage doors are those that lead from one room to another while non-passage are closet type doors.



## **Lights** (Inside/Unit)

Fixtures that aren't securely attached to ceiling/wall will create a defect that must be corrected within 30 days. Additionally, assuming there are no sharp hazard issues, globes aren't inspectable.



## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair		
General Safety (cont.)	<b>Guardrails</b> Required for elevated heights of 30 inches or more	N/A	▲ Guardrail is missing where required ▲ Guardrail too short ▲ Missing/loose impacting function		
	<b>Handrails</b> Two rails required for ramps See page 8 for more info	Handrail is missing where needed <u>without</u> evidence of previous installation	Handrail loose Missing <u>with</u> evidence of previous install Incorrect installation	N/A	
	<b>Infestation</b> Evidence = droppings, eggs, etc., but empty traps are not citable	N/A	Evidence of roaches Evidence of bedbugs Evidence of mice/rats Evidence of other pests (ants, bees, etc.)	Extensive infestation (1 live <u>rat</u> seen within building)	
	<b>Lead-Based Paint</b> Properties constructed pre-1978, <u>all</u> structures are assumed pre-1978  Large surfaces are walls, doors, ceilings. Smaller surfaces are trim, etc.	N/A	Large surfaces: ≤2sf of paint deteriorating - per room  Small surfaces: ≤10% deterioration - per component	Large surfaces: >2sf of paint deteriorating - per room  Small surfaces: >10% deterioration - per component	
	<b>Mold-Like Substance</b>	Elevated moisture levels notes  >4sq inches noted	>1 sq foot noted	>9 sq feet noted	
	<b>Sharp Edges</b>	N/A	N/A	Sharp edge noted (likely require professional medical treatment)	
	<b>Trip Hazard</b> Abrupt change in normal path of travel - do not consider engineered designs defective	N/A	3/4 inch vertical deviation  2-inch horizontal separation	N/A	
	Structures and Finishes	<b>Ceilings</b> Includes ceiling tiles	N/A	Unstable surface noted (deflection, etc.)  Hole noted (≥2" diameter)	Ceiling not functionally adequate (large section missing, etc)
		<b>Walls</b>	N/A	>2" hole or cumulative holes in one wall >6"x6"  Any size hole penetrating into adjoining space  Detached covering	N/A
		<b>Floor Covering &amp; Finish</b> "10%" is per room	N/A	≥10% of flooring missing - exposing substrate  Floor structure sloped, rotted (not functionally adequate)	N/A





### **Trip Hazard** (Inside/Unit)

Likely caused by unstretched carpet or extension/TV/phone cords that are not taped to the floor.

### **Trash Chute** (Inside)

If the chute door doesn't close AND latch without assistance, a "Moderate" health and safety defect will be recorded.



### **Water Heater** (Inside/Unit)

TPR discharge pipes must be no further than 6 inches from floor/pan but no closer than 2 inches. These discharge pipes must also be constructed of an "approved" material.

#### **Approved TPR Discharge Material List:**

- Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing
- Copper pipe
- Cross-linked polyethylene (PEX) plastic tubing
- Ductile iron
- Cross-linked polyethylene/aluminum/high-density
- Polyethylene ((PEX-AL-HDPE) pipe
- Polyethylene (PEX-AL-PEX) pipe
- Galvanized steel pipe
- Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe
- Polypropylene (PP) plastic pipe or tubing
- Stainless steel pipe (type 304 or 316)



## INSIDE Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ⚠️ 24 Hour Repair
<b>Foundation (Basement)</b>	N/A	Evidence of water penetration	Possible structural concern noted
		Crack $\geq 1/4"$ x 12"	
		Exposed rebar noted	
		Spalling/flaking noted - 12" x 12" x 3/4" deep	
<b>Stairs and Steps</b>	N/A	Missing tread	N/A
		Loose or unlevel tread	
		Nosing damage >1" deep or 4" wide	
		Stringer damaged (rot, severe cracks, etc.)	
<b>Elevator</b> If multiple elevators are present, ALL must operate	N/A	Inoperable	N/A
		Door does not fully open on each floor	
		>3/4" height difference between cab and floor	
		Safety reverse inoperable	
<b>Litter</b>	N/A	10 small items (food wrapper, paper, etc.) noted within 100sf area	N/A
		Any large item discarded incorrectly (furniture, etc.)	
<b>Structural Defects</b> Walls, floors, ceilings, beams, columns, etc.	N/A	N/A	⚠️ Any structural member appearing in danger of collapse/failure
<b>Trash Chute</b>	N/A	Self-closure or latch inoperable	N/A
		Trash in chute	
<b>Window</b> Each window needs at least 1 operable lock  "Fogging" is <u>not</u> a defect  Aftermarket locks are allowed (if attached to window/frame) - sticks are not suitable primary locks	N/A	Missing screen or damaged 1" or larger	Window will not close
		Pane/sash is missing or damaged (cracks, weatherstrip, etc.)	
		Lock inoperable	
		Will not open or stay open	

Structures and Finishes (cont.)



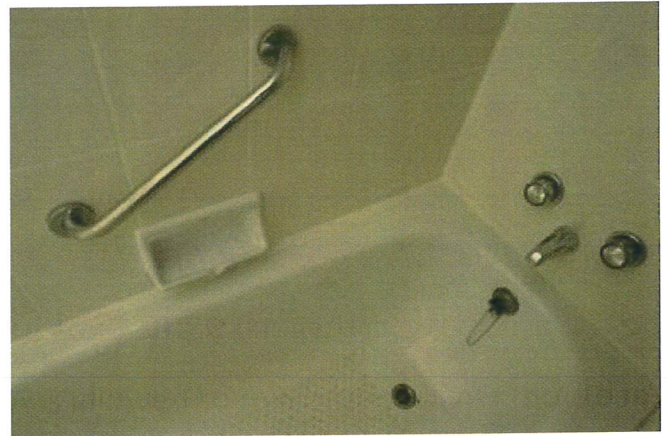


### **Dryer Vent** (Inside/Unit)

If the residents are utilizing an improvised filter (stocking, cloth, sock, etc.) at the end of the vent, a 24-hour defect will be cited. Additionally, a non-metal duct or any type restriction or kinking will trigger a 24-hour fix.

### **Grab Bars** (Inside/Unit)

In the bathroom, grab bars are not required. However, if present they must be secure.



### **Cooking Range** (Inside/Unit)

POA is allowed to relight pilot lights (not to include electric ignitors). The oven must have at least one rack present.

### **Kitchen Ventilation** (Inside/Unit)

Only “exhaust” fans providing ventilation are inspectable (ones that remove air from kitchen area). Fans that only circulate air are not part of the NSPIRE-V inspection.

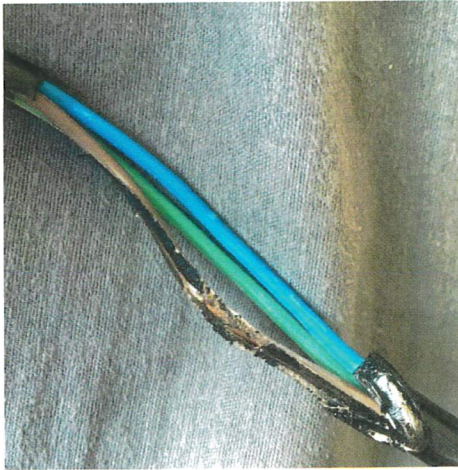




## UNIT Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair	
Bathroom / Kitchen / Laundry	<b>Bath Ventilaton</b> Either mechanical or passive	N/A	Inop or missing and no window present Missing or damaged vent cover Obstruction noted	N/A
	<b>Cabinets</b>	N/A	50% of cabinets or components missing/damaged/inop No food storage area	N/A
	<b>Stairs and Steps</b> Kitchen only	N/A	No food prep area ≥10% of top has exposed substrate Not functionally adequate (can't be sanitized, etc.)	N/A
	<b>Dryer Vent</b> Includes both gas and electric dryers  Properly filled "trap box" allowed on electric dryer	N/A	N/A	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"><span style="color: red; font-weight: bold;">⚠</span> Non-metal duct utilized</div> <div style="display: flex; align-items: center;"><span style="color: red; font-weight: bold;">⚠</span> Vent missing, detached or damaged</div> <div style="display: flex; align-items: center;"><span style="color: red; font-weight: bold;">⚠</span> Improvised vent filter (cloth, sock, stocking, etc.)</div> <div style="display: flex; align-items: center;"><span style="color: red; font-weight: bold;">⚠</span> Kink restricts flow</div> </div>
	<b>Grab Bars - Bathroom only</b>	N/A	Loose (even slightly)	N/A
	<b>Refrigerator</b>	N/A	Not cooling adequately Seal sagging, torn or detached impacting function Component damaged or missing (handle, drawers, etc.) impacting function Missing appliance	N/A
	<b>Kitchen Ventilation</b> Does not include self circulating fans	N/A	Filter missing or damaged Vent is inoperable or part or/fully blocked Exhaust duct not securely attached or missing	N/A
	<b>Range / Oven</b> - If microwave is primary cook source and damaged or inop this is a severe defect POA can relight pilot Component = knob, grate, etc.	N/A	1 burner or more not producing heat Component missing Appliance missing	100% of burners or oven not producing heat
	<b>Shower/Tub &amp; Hardware</b> If unit has multiple tubs or showers, "Sever" H&S defects change to "Moderate"	Component (stopper, curtain, etc.) damaged or missing and does <u>NOT</u> impact function	Component (diverter, head, handle, door, etc.) damaged and impacts function	<div style="display: flex; flex-direction: column; gap: 5px;"> <div>Tub/shower is inoperable</div> <div>Drain fully clogged</div> </div>
		<50% discoloration	>50% discoloration Shower or tub can't be used in private	





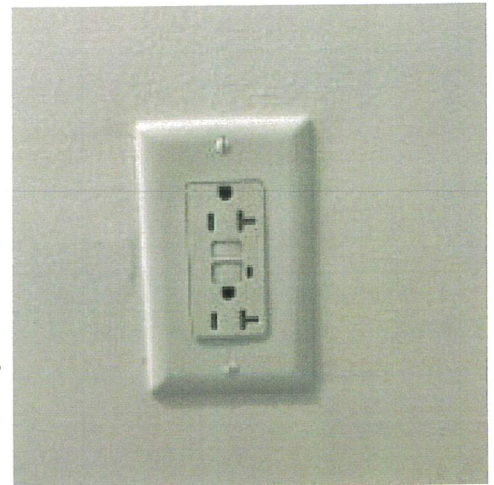
### **Unshielded Wires** (Outside/Inside/Unit)

Any exposed wire (not inclusive of low-voltage) that is not properly shielded from the residents is a 24-hour deficiency. This includes insulated wires not encased in proper jacketing or conduit.

### **GFCI** (Inside/Unit)

GFCI protection required at outlets within 6 feet of open water sources (within the same room). Distance is measured from the center of water source to outlet (sink, tub, shower, toilet).

Outlets within 6 feet of a water source that **do not** require protection: 1) Outlets “dedicated” for a major appliance (refrigerator, stove, etc.) 2) Outlets located below the countertop and enclosed in a cabinet. 3) Outlets that are technically in a different room. A “dedicated” outlet is a receptacle only capable of serving that specific appliance (not a duplex outlet).



### **Electrical / Enclosure** (Inside/Unit)

Residents can hang lightweight items over the breaker/panel box. Things like pictures, calendars and other easily removed items (rolling carts, etc.) are not considered defective.



## UNIT Deficiencies

Inspectable Item		Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair	
Bathroom / Kitchen (cont.)	<b>Sink</b> Stopper not required if "by design"  Steady leak is cited as "inop handle" but an intermittent drip is not	Missing or inoperable stopper/strainer	Missing or inoperable handles	N/A	
		Leak outside of basin (around handles, etc.)	Won't hold water (sink damaged) Drain clogged Pulled away from wall		
	<b>Toilet</b> If multiple toilets installed, "Severe" defects change to "Moderate"	Continues to "run" after flushing -or- tank lid or other components damaged/missing that do not impact function	Base is not secure		Toilet missing Doesn't flush or refill correctly
			Seat or flush handle is broken, loose or missing - impacts function  Can't be used in private		
Doors	<b>Garage</b>	N/A	Penetrating hole	N/A	
	Door won't open, stay open, close, etc.				
	<b>General</b> Includes all doors except "Fire" and "Entry" includes hardware/surface	Inoperable/missing or damage compromises privacy	Passage door won't open	N/A	
	<b>Fire Rated</b> Includes only doors with fire rated tag  Repairs to fire doors must include manufacturer's documentation	N/A	N/A	Hardware inop/missing or door won't latch Self-closure inop Any size hold noted Assembly damaged (glass, frame, etc.) Door propped open Seal damaged/miss Fire door missing	
Doors	<b>Entry</b> Includes non-fire rated entry doors  Entry door repairs must be made with "equivalent" material  If seal is defective on door from unit to other interior space (like high rise unit doors), the defect is "Low"	<u>Secondary</u> latch/lock or other non-impacting issues (deadbolt, strike plate, etc.)	$\geq 1/4$ " crack or hole penetrating through door or frame  Self-closing hardware missing /inoperable Delamination >2" Seal miss/damaged with $\geq 1/4$ " gap or evidence of moisture penetration Frame/trim damaged impacting function	Inoperable locking (unable to secure) Entry door missing Door won't close (hits frame)	
		Door glass damaged (cracked, fogged, etc.)			
Electrical	<b>Enclosures</b> - "Foreign material" is material that isn't UL Listed  Does not include low voltage	N/A	Service/breaker panel is blocked or difficult to access	Water intrusion, rust, or foreign substance over breakers/fuse Damaged breakers Foreign material used in repair	
	<b>Outlets / Switches &amp; GFCI/AFCI</b> See page 24 for outlet/GFCI requirement  An ungrounded 3-prong outlet that is GFCI protected is not a defect	N/A	N/A	GFCI/AFCI inop GFCI missing Ungrounded/incorrectly wired outlet Outlet not energized Outlet/switch is damaged - no longer safe	





### **Light Fixture** (Inside)

Fixtures that aren't securely attached to ceiling/wall will create a defect that must be corrected within 30 days. Additionally, assuming there are not sharp hazard issues, globes aren't inspectable.

### **Water Heater** (Inside/Unit)

TPR discharge pipes must be no further than 6 inches from floor/pan but no closer than 2 inches. These discharge pipes must also be constructed of an "approved" material (see page 20 for complete list of approved piping material).



### **Egress** (Unit)

Sleeping rooms on the bottom three floors require at least two points of egress (typically a door and a window). While the NSPIRE specifically states resident-owned furniture will NOT be cited as "blocked egress", we suggest you continue correcting these issues as our residents aren't well served by us overlooking this situation.

### **Fire Extinguisher** (Unit)

Extinguishers are NOT required in every apartment. They are only recorded as "Missing" if there is evidence of previous installation. Resident owned extinguishers are exempted from inspection.





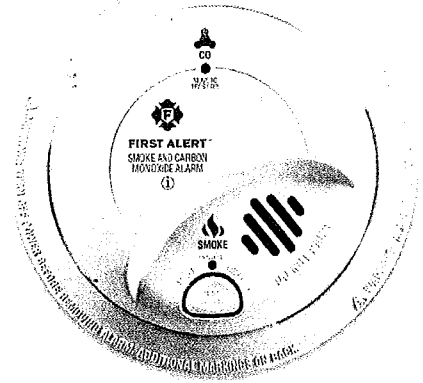
## UNIT Deficiencies

Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair		
Electrical (cont.)	N/A	N/A	⚠ Damaged or missing cover		
			⚠ Missing knockout		
			⚠ Open breaker port		
			⚠ >1/2" gap noted		
			⚠ Exposed wire nuts		
			⚠ Unshielded wires noted (damaged covering)		
Utilities	N/A	Standing water in contact with existing drain	N/A		
		Between Apr 1 & Sep 30 heat inoperable	⚠ Between Oct 1 & Mar 31 heat inoperable		
			Heat working but can't maintain 68 degrees		
		Cooling system inoperable	⚠ Flue is misaligned or restricted/holes		
			⚠ Combustion chamber cover missing		
			⚠ Gas shut off valve missing/incomplete		
		Unvented fuel burning heater	⚠ Evidence of gas, propane/oil leak at main, appliance, etc.		
			⚠ Sewage leak		
		Leaks and Wastewater Infrared cameras and moisture meters can be utilized	N/A	Plumbing leaks noted into unintended areas (including sprinklers)	⚠ Evidence of gas, propane/oil leak at main, appliance, etc.
				Environmental water intrusion	Sewage leak
				Cleanout cover damaged or missing	Sewage backed up
		Light Fixtures - POA can change bulbs if needed  Lights in kitchen and bath must be permanent	N/A	Fixture inoperable	N/A
Permanent fixture not present in bath & kitchen					
Fixture not securely mounted					
Minimum Electrical and Lighting Does not include bathroom, closets, hall, laundry, etc.	N/A	Each inhabitable room (living, bed, kitchen) must have 2 outlets or 1 outlet and 1 light.	N/A		
Water Heater Discharges piped through wall are not subject to the 2-6" from floor/pan requirement  Drip pans are not required  See page 20 for listing of approved TPR piping	N/A	TPR discharge pipe is less than 2" or more than 6" from floor or top of waste receptor/floor	TPR valve leaking		
			TPR discharge pipe is incorrect material		
			TPR valve blocked - cannot fully actuate		
			TPR discharge pipe has upward slope or is damaged or capped		
			No hot water noted		
			⚠ Flue misaligned/blocked		
⚠ Gas shut off valve damaged/missing					



## Carbon Monoxide Detectors (Unit)

All requirements of IFC Sections 915 and 1103 must be met, even though the NSPIRE-V will only “require” certain criteria. Local/state code will take precedence over NSPIRE-V if that code is more protective.

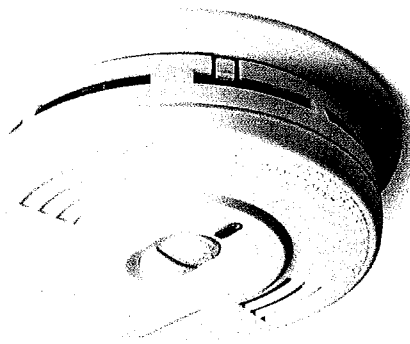


### UNITS

- For units service by any fuel-fired (gas, wood, oil, etc.) appliance, they must have CO detectors installed within “the immediate area’ of sleeping areas.
- CO detector must be installed in units with attached garage (with an opening into unit – door, etc.)
- Required inside any sleeping room if a fuel-fired appliance installed directly in bedroom/ attached bathroom.

### INSIDE / COMMON AREA

- No “requirement” to install in specific inside spaces. However, if there are CO detectors installed, they will be tested and cited if inoperable or missing with evidence of previous installation.



### Smoke Detector (Inside/Unit)

**UNITS:** Each level of the unit (and common area) including basement must have a smoke detector as well as a detector in each sleeping room (and outside each bedroom – with 21 feet of each bedroom door). If mounted on ceiling, they should be more than 4” from wall. If mounted on wall, they should be between 4” and 12” from ceiling. Basement detectors should be installed on the ceiling at the bottom of the stairs leading to the next level. Detectors should not be installed “near” (no closer than 3 feet) windows, doors or vents and no closer than 10 feet of stove/range.

**INSIDE/COMMON AREA:** Must be installed inside (and outside) all “Classrooms” **AND** on every floor level of common area.



## UNIT Deficiencies

	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair 24 Hour Repair
Fire Safety	<b>Carbon Monoxide Detector</b>	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ Missing detector</li> <li>⚠ Detector obstructed (paint, tape, etc.)</li> <li>⚠ Detector inoperable</li> </ul>
	<b>Smoke Detector</b> "Obstruction" includes tape, paint, etc.	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ Missing/not installed in proper location</li> <li>⚠ Inoperable</li> <li>⚠ Detector obstructed</li> </ul>
	<b>Chimney</b>	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ Chimney/flue/firebox no longer safe</li> </ul>
	<b>Floor Drain</b> Not allowed: - Double cylinder deadbolts on exit doors or other locks that require a key/tool - Locked security bars on bedroom egress means	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ <u>4th Floor &amp; Above</u> - Unit does not have at least one unblocked egress</li> <li>⚠ <u>First 3 Floors</u> - Bedroom does not have at least one unblocked egress window -or- bedroom/unit entry doors blocked/won't open fully</li> </ul>
	<b>Fire Extinguisher</b> Not required, but if present and owned by property will be inspected	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ Under/over charged</li> <li>⚠ Missing with evidence of prior installation</li> <li>⚠ Rechargeable: Missing or expired tag</li> <li>⚠ Damage impacts function</li> <li>⚠ Disposable: Extinguisher &gt;12 years old</li> </ul>
<b>Flammable &amp; Combustible Items</b> Heat source = wall heaters, fuel-burning water heaters, etc.	N/A	N/A	
		<ul style="list-style-type: none"> <li>⚠ Flammable/combustible items within 3 feet of heat source</li> <li>⚠ Petroleum product (gas, propane, etc.)</li> </ul>	
<b>Sprinkler Assembly</b> "Foreign material" citable if covering 75% of the assembly or bulb (includes heavy dust, paint, etc.)  Corrosion issue does <u>not</u> include escutcheon	N/A	N/A	
		<ul style="list-style-type: none"> <li>⚠ Obstructions placed within 18" of head</li> <li>⚠ Significant paint/foreign material noted on 75% of assembly</li> <li>⚠ Escutcheon / concealed cover plate missing</li> <li>⚠ Assembly damaged or corroded</li> </ul>	
General Safety	<b>Call-For-Aid</b> Wireless systems not inspected	N/A	N/A
			<ul style="list-style-type: none"> <li>⚠ Sound/light inoperable or indicates wrong room</li> <li>⚠ Pull cord missing or &gt;6" from floor</li> <li>⚠ System/cord blocked</li> </ul>
	<b>Guardrails</b> Required for elevated heights of 30 inches or more	N/A	N/A
		<ul style="list-style-type: none"> <li>⚠ Guardrail is missing where required</li> <li>⚠ Guardrail too short</li> <li>⚠ Missing/loose impacting function</li> </ul>	



## **Handrails** (Outside/Inside/Unit)



One rail is required for 4 or more continuous steps. For ramps that have more than a 6" rise or more than 72" in length, two rails are required. Rails must be between 28" and 42" in height and be "reasonably grasped by hand" in diameter and be continuous from directly above top riser to above the lowest riser.

## **Infestation** (Outside/Inside/Unit)

"Evidence" of roaches, bedbugs, rodents and other pests constitutes infestation. The inspector can use a mirror and flashlight to search for evidence. An empty trap is not considered evidence.



## **Mold-Like** (Inside/Unit)

Measurements are cumulative "per room". Additionally, if warped walls or other evidence of high moisture levels are seen, inspectors should utilize moisture meters to measure levels.



UNIT Deficiencies				
Inspectable Item	Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair	
General Safety (cont.)	<b>Handrails</b> Two rails required for ramps	Handrail is missing where needed <u>without</u> evidence of previous installation	Handrail loose	N/A
		Missing <u>with</u> evidence of previous install	Incorrect installation	
	<b>Infestation</b> Evidence = droppings, eggs, etc., but empty traps are not citable	N/A	Evidence of roaches	Extensive infestation (1 live roach, bedbug or mouse seen in 2 rooms)
			Evidence of bedbugs	
			Evidence of mice/rats	Extensive infestation (1 live rat seen)
			Evidence of other pests (ants, bees, etc.)	
	<b>Lead-based Paint</b> Properties constructed pre-1978, all structures are assumed pre-1978  Large surfaces are walls, doors, ceilings. Smaller surfaces are trim, etc.	N/A	Large surfaces: ≤2sf of paint deteriorating - per room	Large surfaces: ≥2sf of paint deteriorating - per room
			Small surfaces: ≤10% deterioration - per component	Small surfaces: ≥10% deterioration - per component
	<b>Mold-Like Substance</b>	N/A	>4 sq inches of "mold"	>1 sq foot of "mold"
Elevated moisture levels noted			>9 sq feet of "mold"	
<b>Sharp Edges</b>	N/A	N/A	Sharp edge noted (likely require treatment from medical professional)	
<b>Trip Hazard</b> Abrupt change in normal path of travel - do not consider engineered designs defective	N/A	3/4 inch vertical deviation	N/A	
		2-inch horizontal separation		
Structures and Finishes	<b>Ceilings</b> Includes ceiling tiles	Unstable surface noted (deflection, sagging, etc.)	Ceiling not functionally adequate (large section missing, etc.)	
		Hole noted (≥2" diameter)		
	<b>Walls</b>	>2" hole or cumulative holes of >6"x 6"	N/A	
		Any size hole penetrating into adjoining space		
		Detached covering		
	<b>Floor Covering &amp; Finish - "10%" is per room</b>  Bare concrete not premitted in living areas	N/A	≥10% of flooring missing - exposing substrate	N/A
			Floor structure sloped, rotted (not functionally adequate)	
<b>Foundation (Basement)</b>	N/A	Evidence of water penetration	Possible structural concern noted	
		Crack ≥1/4" x 12"		
		Exposed rebar noted		
		Spalling/flaking noted - 12" x 12" x 3/4" deep		
		Rot/damage noted to post, girder, etc.		



## UNIT Deficiencies

Inspectable Item		Low Pass w/ Comment	Moderate Fail - 30 Day Repair	Severe Fail - 30 Day Repair ▲ 24 Hour Repair
Structure and Finishes	<b>Stairs and Steps</b>	N/A	Missing tread	N/A
			Loose or unlevel tread	
			Nosing damage >1" deep or 4" wide	
			Stringer damaged (rot, severe cracks, etc.)	
	<b>Structural Defects</b> Walls, floors, ceilings, beams, column, etc.	N/A	N/A	▲ Any structural member appearing in danger of collapse/failure
	<b>Window</b> Each window needs at least 1 operable lock  "Fogging" is <u>not</u> a defect  Aftermarket locks are allowed (if attached to window/frame) - sticks are not suitable primary locks	N/A	Missing screen or damage 1" or larger Pane/sash is missing or damaged (cracks, weatherstrip, etc.) Lock inoperable Will not open or stay open	Window will not close



This pamphlet was created from several sources that you can use for any changes or updates that may occur in the future. The two primary sources for this publication are below:

**US Inspection Group** - the following links have loads of information to assist you in keeping your rental units inspection ready to include any training and/or guidebooks you might want to purchase.

<https://www.usinspectiongroup.com/>



**HUD**—There are over 400 inspection standards included under NSPIRE-V. For current data on any deficiency to include a description of the deficiency and the timeframe to correct each deficiency, refer to the HUD URL below:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/react/nspire](https://www.hud.gov/program_offices/public_indian_housing/react/nspire)





