

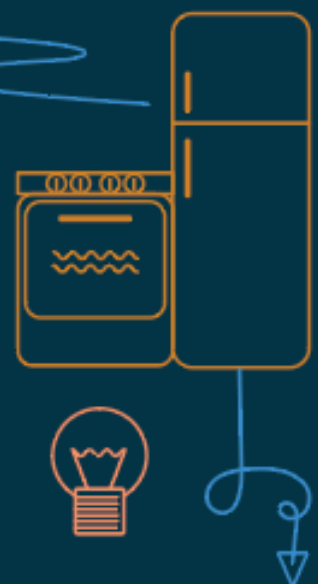


US Housing  
CONSULTANTS



# NSPIRE STANDARDS & PROTOCOLS

2023



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# Understanding NSPIRE Standards

1 — Last update: 18 December 2023

US Housing Consultants

# Table of Contents

1. Using This Manual.....	6
1.1. NSPIRE ACE Certification Course Description .....	7
1.2. Applicability .....	8
1.2.1. Implementation Dates .....	9
1.2.2. NSPIRE Implementation for CPD Programs .....	10
1.3. NSPIRE Fundamental Differences .....	11
1.4. NSPIRE Inspectable Areas.....	12
1.5. NSPIRE Severity Ratings .....	13
1.6. Voucher Programs .....	14
1.6.1. Pass or Fail Ratings .....	14
1.6.2. HOTMA LT Deficiencies .....	14
1.6.3. Extension of NSPIRE Compliance Date for HCV Programs .....	17
1.7. Unit Sampling .....	19
1.7.1. REAC Sampling .....	20
1.7.2. HOME Program Sampling .....	20
1.7.3. LIHTC Unit Sampling .....	21
1.7.4. HTF Unit Sampling .....	22
1.8. REAC Scoring with NSPIRE.....	22
1.8.1. REAC Inspection Cycle and Ratings.....	23
1.8.2. REAC Score Rounding .....	23
1.8.3. NSPIRE Scoring Process .....	23
1.8.4. Failing Unit Score Adjustment .....	24
1.8.5. Non-Scoring Items .....	25
1.8.5.1. Duplicate Defects .....	26
1.8.5.2. Delayed Scoring Deficiencies .....	26
1.8.5.3. Affirmative Habitability Requirements .....	27
1.9. Annual Self-Inspections .....	28
1.9.1. Post Survey Requirements .....	29
2. Fire and Life Safety .....	30
2.1. Call for Aid System.....	30
2.2. Smoke Alarms .....	31
2.3. Carbon Monoxide Alarms .....	34
2.4. Auxiliary Lights .....	36
2.5. Fire Sprinkler Assembly .....	37
2.6. Fire Extinguisher .....	38
2.7. Exit Signs .....	39
2.8. Trash Chutes .....	40
3. Bathroom/Laundry .....	41
3.1. Bathroom Exhaust Fan .....	41

3.2. Bathroom & Laundry Cabinets.....	41
3.3. Sinks.....	42
3.4. Toilets .....	43
3.5. Showers/Bathtubs .....	45
3.5.1. Unit Showers/Bathtubs .....	45
3.5.2. Common Area Showers/Bathtubs.....	46
3.6. Grab Bars.....	47
<b>4. Kitchens .....</b>	<b>48</b>
4.1. Kitchen Cabinetry.....	48
4.2. Kitchen Countertops.....	49
4.3. Kitchen Sinks .....	49
4.4. Refrigerators .....	50
4.5. Cooking Appliances.....	51
4.6. Range Hood/Fan .....	52
<b>5. Finishes &amp; Railings.....</b>	<b>54</b>
5.1. Flooring and Floor Covering .....	54
5.2. Ceiling Covering and Finishes.....	54
5.3. Wall Covering and Finishes.....	55
5.4. Stairs & Steps .....	56
5.5. Guardrails .....	57
5.6. Handrails .....	58
<b>6. Lighting and Electrical .....</b>	<b>59</b>
6.1. Conductors, Outlets, Switches.....	59
6.2. GFCI and AFCI Protection.....	60
6.3. Electric Service Panels .....	61
6.4. Min. Electrical & Lighting.....	62
6.5. Light Fixtures (Exterior).....	62
6.6. Light Fixtures (Interior).....	63
<b>7. Windows and Doors .....</b>	<b>64</b>
7.1. Windows .....	64
7.1.1. Unit Windows .....	64
7.1.2. Common Area Windows .....	65
7.2. Garage Doors.....	66
7.3. Entry Doors.....	67
7.3.1. Entry Door Hardware .....	67
7.3.2. Entry Door Surface .....	68
7.4. General Doors .....	69
7.5. Fire Labeled Doors .....	70
<b>8. Mechanical .....</b>	<b>72</b>
8.1. Elevators.....	72

8.2. Gas & Oil Leaks .....	72
8.3. Plumbing & Water Leaks.....	73
8.4. Sanitary Leak .....	74
8.5. Water Heaters .....	74
8.6. Clothes Dryers .....	76
8.7. Heating and Cooling (HVAC) .....	76
8.7.1. Min. HVAC Requirements .....	77
8.7.2. HVAC Equipment .....	78
8.8. Floor Drains .....	79
<b>9. Hazardous Conditions .....</b>	<b>80</b>
9.1. Blocked Egress.....	80
9.2. Sharp Edges.....	82
9.3. Infestation.....	82
9.4. Tripping Hazards .....	84
9.5. Flammables or Combustibles .....	85
9.6. Lead Based Paint .....	86
9.7. Mold-Like Substances.....	87
9.8. Litter or Discarded Items.....	88
<b>10. Site and Grounds .....</b>	<b>90</b>
10.1. Address and Signage.....	90
10.2. Fences and Gates.....	90
10.3. Retaining Walls .....	91
10.4. Parking Lots .....	92
10.5. Private Roads and Driveways .....	92
10.6. Walkways and Ramps.....	93
10.7. Site Drainage .....	94
<b>11. Structural .....</b>	<b>95</b>
11.1. Structural System .....	95
11.2. Roofing.....	96
11.2.1. Roof Drains and Ponding.....	96
11.2.2. Roof Assembly .....	97
11.3. Fire Escapes .....	98
11.4. Exterior Wall Coverings .....	98
11.5. Foundations .....	99
11.6. Chimneys.....	100

# 1. Using This Manual

This manual is being offered at no cost by US Housing Consultants, but it may not be redistributed without the written consent of US Housing Consultants. It may not be copied without consent and attribution.

This manual has reworded some NSPIRE standards to conform with real estate industry standards.

- In some instances, the NSPIRE deficiency was phrased in a manner that could allow one deficiency to represent multiple conditions. For instance, a “Fire Labeled Doors” deficiency included this wording “Fire-labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.” In reading the entire standard, this one deficiency represented several conditions. In this manual, the deficiency has been listed as 1. A fire-labeled door has a hole of any size; 2. A fire-labeled door has a damaged glass pane; 3. A fire-labeled door assembly is visually damaged, affecting functionality or integrity.
- Additionally, some deficiencies have been reworded for efficiency. For instance, the Litter Standard under HUD’s NSPIRE standards reads, “10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage”. In this manual, this has been phrased as, “Ten or more discarded items or pieces of litter in a 100 S.F. area”
- In some instances, the HUD NSPIRE standards present a deficiency that is inconsistent with other nationally accepted codes and standards. In these instances, a reference has been provided to the other code or standard. For instance, the handrail standard in NSPIRE indicates that railings less than 28” from the surface or more than 42” from the surface are deficiencies. However, both UFAS and ADA indicate specific measurements that are required. In this instance, any handrail that is not within 33-36” of the surface could be considered a violation of the Fair Housing Design Act. In this manual, we have provided the full requirements for items and the corresponding references.
- The chapter titles and categories in this manual were created to group concepts together in a way that conforms to all funding programs and building designs/types.
- A link to the NSPIRE standard on HUD’s website has been included for each standard.

## Reading NSPIRE Deficiencies Tables

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Condition NSPIRE Defines As Deficient	Severe	24 Hours**	Fail
2	Description of NSPIRE Deficiency	Low	N/A	Pass

- Def# – This refers to the Deficiency Number in the Corresponding NSPIRE Standard. In some instances, the deficiencies are shown as separate conditions if the NSPIRE

deficiency refers to multiple conditions

- Deficiency: This refers to a condition which should be cited
- Severity: This will be listed as Life-Threatening, Severe (aka Severe Non-Life Threatening), Moderate, or Low (Low)
- Repair Due: This is the number of days allotted for the repair to be completed. In some scenarios, the PBV/HCV repair timeframe is different, this is indicated with a “\*\*” and a note at the bottom of the deficiency table
- HCV Rating = This is a Pass/Fail Rating. This term does not apply to any non-voucher program

#### Glossary of Other Terms:

- HCV = Housing Choice Vouchers
- PBV = Project-Based Vouchers
- Common Areas: This term refers to “Non-Unit” areas that are recorded in the “Inside” area on REAC Inspections. A “Common Area” is an interior or partially covered part of a building that is not used for dwelling – access to the public, or lack thereof, doesn’t define whether an area is to be inspected.

*Revision: 13 — Last modified: 16 June 2023*

## 1.1. NSPIRE ACE Certification Course Description

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### US Housing Consultant’s Understanding NSPIRE Accredited Compliance Expert (ACE) Course Description

US Housing Consultants full-day NSPIRE course covers this entire manual following the chapter outline and the live session includes additional resources and examples. The class begins at 9AM and the first 90 minute segment includes a breakdown of the origins of NSPIRE, the differences between UPCS, HQS, and NSPIRE. This includes a breakdown of the new severity ratings, the new pass or fail ratings, and the applicability of the rules for HCV, PBV, HUD CPD Programs, and REAC agency inspections from Multifamily Section 8, Public Housing, and LIHTC.

The course then reviews the procedures required to close out findings in REAC’s new online system after REAC Inspections, and the expectations of close out procedures. We then will discuss new procedures for REAC Appeals, consequences for non-compliance, and new oversight processes from both HUD and REAC. Next, we’ll discuss the REAC NSPIRE scoring methodology. We breakdown the formula used for scoring, and then explain how it works and show a number of examples and comparisons between the new scoring and the old system.

We review the NSPIRE standards following this manual as a guide, and then show how to understand the requirements and the underlying codes that much of these standards are based

upon. (Timings are approximate)

1. 9AM – 10:30: Chapter 1 Review
  - a. NSPIRE Applicability
  - b. NSPIRE Background and Structure
  - c. Voucher Program Pass or Fail Ratings
  - d. Voucher Program LT Issues
  - e. NSPIRE Scoring for REAC Inspections
    - i. NSPIRE Unit Sampling
    - ii. Failing Scores
    - iii. Non-Scoring Items
    - iv. Affirmative Standard Issues
  - f. NSPIRE Scoring Examples
2. 10:45 – Noon – Chapters 2 – 4
  - a. Fire and Life Safety Standards
    - i. Smoke Detectors and Carbon Monoxide Rules and Requirements
    - ii. Other Life Safety Systems
  - b. Bathrooms and Kitchens
    - i. Standard Bathroom and Kitchen Components and Fixtures
    - ii. Kitchen Appliances
3. 1-2:30 PM – Chapters 5-7
  - a. Interior Finishes
  - b. Guardrails and Railings
  - c. Lighting and Electrical Standards
  - d. Windows and Doors
4. 2:45-4:00 PM – Chapters 8-11
  - a. Mechanical
  - b. Hazards
  - c. Site and Grounds
  - d. Structural Issues

NSPIRE ACE Certification Exam is optional and available online after the course.

 [Schedule a NSPIRE Training For Your Team](#)

*Revision: 9 — Last modified: 18 June 2023*

## 1.2. Applicability

In January 2021, HUD released an [administrative notice](#) which indicated which programs were changing to NSPIRE after the demonstration program had ended. Below is a chart of HUD Housing programs in Community Planning and Development, Multifamily Housing, and Public and Indian Housing.



Program	HUD Office	Regulation	Current Standards
HOPWA**	CPD	<a href="#">24 CFR 574.310</a>	HQS
Shelter Plus Care	CPD	<a href="#">24 CFR 582.305</a>	HQS
HOME Program	CPD	<a href="#">24 CFR 92.504</a>	UPCS
Supportive Housing Program (SHP)	CPD	<a href="#">24 CFR 583.300</a>	HQS
Housing Trust Fund	CPD	<a href="#">24 CFR 93.301</a>	UPCS
Continuum of Care	CPD	<a href="#">24 CFR 578.75</a>	HQS
Emergency Shelter Grants	CPD	<a href="#">24 CFR 576.403</a>	HQS
Project-Based Section 8	Multifamily	<a href="#">24 CFR 5</a>	UPCS
HUD FHA Financing	Multifamily	<a href="#">24 CFR 200</a>	UPCS
Section 202/811	Multifamily	<a href="#">24 CFR 800</a>	UPCS
Rural Housing 515/Section 8	Multifamily	<a href="#">24 CFR 884.217</a>	UPCS
Section 8 HAP Program	Multifamily	<a href="#">24 CFR 886</a>	UPCS
Public Housing	PIH	<a href="#">24 CFR 902</a>	UPCS
Housing Choice Voucher	PIH	<a href="#">24 CFR 982</a>	UPCS
Project-Based Vouchers	PIH	<a href="#">24 CFR 98</a>	UPCS
Low-Income Housing Tax Credits	N/A	<a href="#">24 CFR 5.703</a>	UPCS

- Added May 11, 2023 “HUD is removing from § 574.310(b) NSPIRE’s applicability to housing for which HOPWA funds are used under permanent housing placement to pay an eligible person’s security deposit, utility hookup, and processing costs, or move in costs, except rental application and credit check fees (§ 574.300(b)(7)).”

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## 1.2.1. Implementation Dates

NSPIRE is to be implemented in two groups – one for Public and Indian Housing programs as of July 1, 2023, and the remaining programs will be effective as of 10/1/2023.

The following is a citation from the final notice published on 5/11/2023:

This rule has two effective dates:

1. Amendments to 24 CFR parts 5, 902, and 965 are effective on July 1, 2023. These amendments implement the NSPIRE regulations at 24 CFR part 5, subpart G, and affect the Public Housing regulations.

2. Amendments to 24 CFR parts 92, 93, 200, 570, 574, 576, 578, 882, 884, 886, 982, 983, and 985 are effective on October 1, 2023. These amendments affect the Multifamily Housing regulations, the Housing Choice Voucher regulations, the Project-Based Voucher regulations, Section 8 Moderate Rehabilitation regulations, and the Community Planning and Development (CPD) programs such as HOME Investment Partnerships Program (HOME), the Housing Trust Fund (HTF), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solution Grants (ESG) and Continuum of Care (COC) regulations. Participants and owners subject to these regulations are subject to the Code of Federal Regulations as it exists on the publication date of this rule and are not subject to the regulatory changes being made by this rule on July 1, 2023, until October 1, 2023.

*Revision: 3 — Last modified: 18 June 2023*

## 1.2.2. NSPIRE Implementation for CPD Programs

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A notice [Docket No. FR-6086-N-07](#) in the Federal Register announced the extension of the date for Community Planning and Development (CPD) programs to comply with NSPIRE.

HOME, HTF, HOPWA, ESG, and CoC programs have until October 1, 2024, to comply with the new inspection standards. The previous deadline was October 1, 2023.

HUD says it is taking this action “to allow jurisdictions, participants, and grantees additional time to incorporate HUD’s NSPIRE standards specific to their own programs and the flexibility to transition to NSPIRE under their own timelines.”

### Some background and details on NSPIRE for HUD CPD Programs

The NSPIRE final rule included amendments to 24 CFR parts 92, 93, 574, 576, and 578 for CPDs to conform their various inspection requirements to NSPIRE.

To fully comply with NSPIRE, HOME-participating jurisdictions and HTF grantees must develop rehabilitation and ongoing property standards policies and procedures to address specific deficiencies that will be listed in a forthcoming Federal Register publication. These deficiencies must be corrected before HOME or HTF project completion or during the period of affordability for occupied units.

### Does this include Homeownership Programs?

The amendments for HOME and HTF require participating jurisdictions to develop property standards that apply the requirements in 24 CFR 5.703 to rental or homeownership projects involving rehabilitation, ongoing inspections of HOME- and HTF-assisted rental housing during the period of affordability, and acquisition of standard housing for homeownership.

Participating Jurisdictions will have to use the next year to determine how NSPIRE will fit into their existing standards, which will mean updating forms, and procedures and training administrative staff on the new standards.

## Additional Deficiencies for HOME and HTF

This notice also indicates that HUD will soon release an additional subset of NSPIRE standards for HOME and HTF programs, meaning that these programs will also need to meet additional standards. HUD REAC promises to release this new subset of standards in the coming months.

## Advice from HUD on Implementing NSPIRE for CPD Programs

HUD points out that while the NSPIRE final rule applies to HOME or HTF funds committed on or after October 1, 2023, participating jurisdictions and grantees are not required to fully implement changes in the NSPIRE rule until October 1, 2024.

This time should be used by participating jurisdictions and grantees to update property standard regulatory citations and requirements in written agreement templates with State recipients, sub-recipients, and project owners.

HTF grantees are advised to review the deficiencies established by NSPIRE and compare them to their existing rehabilitation and property standards, inspection procedures, and checklists. HUD also reminds CoC, ESG, and HOPWA recipients who administer housing choice vouchers or project-based vouchers that they are permitted to adopt NSPIRE standards beginning October 1, 2023.

NSPIRE is genuinely designed for the inspection of multifamily assets and other rental units. Converting the standards for use on single-family homes and other structures may prove to be cumbersome. US Housing Consultants is well-prepared to help HOME and HTF programs update their policies and procedures to include NSPIRE standards during the year-long delay in full implementation. We are also preparing to offer specific HOME/HTF training once the new subset of NSPIRE standards is published in the Federal Register.

*Revision: 1 — Last modified: 29 September 2023*

## 1.3. NSPIRE Fundamental Differences

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There are numerous differences between NSPIRE and the predecessor inspection protocols – UPCS and HQS. Housing Quality Standards (HQS) were used for “Results Based” Inspections and UPCS Inspections were “Risk Based” inspections. A risk-based inspection takes a sampling of results and determines what risk may be present on the entire property and the owner’s general operation. REAC inspection used these risk ratings as a predictive indicator of whether or not there were likely more significant issues at a property. In comparison, HQS inspections were used to create a punch list for property owners of items that needed to be corrected to participate in a HUD-funded program.

The fundamental difference between those two approaches was what happens with the results of an inspection. For risk-based inspections, the risk rating dictated whatever next steps were to occur – which often included no follow-up if the risk was relatively low. Over the years, this approach has led to uneven results on REAC Inspections. In a 2018 Audit of REAC by the Office of the Inspector General, the auditors stated,

“We found that REAC could improve its inspection processes and controls related to the certification and monitoring of its contracted inspectors and its public housing units’ physical inspection processes. Specifically, REAC did not always ensure that (1) contract inspectors met requirements, (2) database system controls functioned properly, and (3) it verified the accuracy of sampled units for public housing authorities. These conditions occurred because REAC either did not follow its procedures or did not have procedures in place for parts of its inspection process. As a result, REAC did not always have the assurance that it (1) made the most effective and efficient use of its resources when training and certifying inspectors, (2) protected its database system data from unauthorized access and use, and (3) had accurate unit selections.”

Conversely, on HUD HQS Inspections, the results were the only thing that mattered, and the inspections were rarely used to affect long-lasting change. Landlords would frequently wait for the inspection results to tell them what to do, what they had to fix, and what they didn’t. This often resulted in landlords only doing a minimal amount to ensure a safe living environment for residents.

The fundamental difference between HQS and UPCS with NSPIRE is that it combines the aims of a “Risk-Based” approach of using results to encourage better day-to-day compliance and a “Results-Based” approach which aims to see the issues corrected in a timely and professional manner. This new hybrid approach aims to ensure a better living environment for residents that is free of hazardous conditions and meets essential building standards.

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## 1.4. NSPIRE Inspectable Areas

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On HUD NSPIRE Inspections, all findings are organized into three “Areas” – Inside, Outside, and Units. The “Outside” areas include components on the grounds, parking areas, exterior amenities, and structural components such as walls, foundations, and roofing. The “Inside” area includes common interior locations such as hallways, stairs, offices, and community rooms, as well as centralized building mechanical such as HVAC, domestic hot water, and fire safety.

The area “categories” are not critical to using NSPIRE for “Non-REAC” applications, as the areas are primarily used as part of the NSPIRE scoring matrix applicable only to properties with oversight by REAC.

The NSPIRE final rule defines the inspectable areas for the inspection as inside, outside, and units of HUD housing at 24 CFR 5.703:

1. Inside. Inside of HUD housing (or “inside areas”) refers to the common areas and building systems that can be generally found within the building interior and are not inside a unit. Examples of “inside” common areas may include basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms,

community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches, enclosed patios, enclosed balconies, and trash collection areas. Examples of building systems include those components that provide domestic water such as pipes, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services.

2. Outside. Outside of HUD housing (or “outside areas”) refers to the building site, building exterior components, and any building systems located outside of the building or unit. Examples of “outside” components may include fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garage or carport, driveways, play areas and equipment, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways. Components found on the exterior of the building are also considered outside areas, and examples may include doors, attached porches, attached patios, balconies, car ports, fire escapes, foundations, lighting, roofs, walls, and windows.
3. Units. A unit (or “dwelling unit”) of HUD housing refers to the interior components of an individual unit. Examples of components included in the interior of a unit may include the balcony, bathroom, call-for-aid (if applicable), carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC (where individual units are provided), kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and windows.

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## 1.5. NSPIRE Severity Ratings

Each inspection standard and deficiency in NSPIRE includes a “Rating,” which determines two factors – 1) The issue’s possible impact on safety, and 2) whether or not the issue creates a life-threatening condition. Additionally, the ratings are used to determine the amount of time repairs are “due.” The ratings used in this standard are:

Rating	Due Date
Life Threatening	24 Hours
Severe	24 Hours or 30 Days
Moderate	30 Days
Low	60 Days

### Change to the name of § 5.711 (Update Published 5/11/2023)

HUD is renaming § 5.711 to more accurately reflect the purpose of this section. Changes to deficiency terminology at § 5.711© HUD is revising the different levels of deficiency to Life-Threatening (LT), Severe, Moderate, and Low. This change is reflected in the proposed NSPIRE Standards notice, and HUD is also amending § 5.709(a)(2)(i) for consistency with this change... HUD requires that Low deficiencies be repaired within sixty days unless specified

otherwise in the NSPIRE Standards.

Rating	Description
Life-Threatening	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to a resident.
Severe	The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.
Moderate	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.
Low	Deficiencies critical to habitability but not presenting a substantive health or safety risk to residents.

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## 1.6. Voucher Programs

*Revision: 1 — Last modified: 18 June 2023*

### 1.6.1. Pass or Fail Ratings

NSPIRE also defines whether or not a unit “passes” or “fails” for inspections on voucher programs and any application of NSPIRE where a pass or fail designation is required. In any unit, if there is one deficiency with a “Fail” designation, the entire unit should be marked as “Failed.”

The rating “Severe Non-Life-Threatening corresponds with the Housing Opportunity Through Modernization Act (HOTMA) of 2016 which created options to approve a move-in to a unit even though issues were found, so long as the issues are not “Life-Threatening” and are repaired within 30 days.

[Docket no FR- 60920P-01 24 CFR Parts 888, 982, 983, and 985](#)

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### 1.6.2. HOTMA LT Deficiencies

As described in the notice, HUD proposes to update the list of life-threatening conditions

included on the Housing Opportunity Through Modernization Act of 2016 Life-Threatening List (“HOTMA LT”) for the HCV and PBV programs. All of the items below are designated as “Life-Threatening” and must be repaired within 24 Hours.

For occupied units where the family already has a voucher and is undergoing a periodic reexamination, deficiencies on the HOTMA LT list must be corrected within 24 hours. For new units proposed for the HCV program, HOTMA LT deficiencies must be resolved before the Housing Assistance Payment (HAP) contract is executed and the family moves into the unit. Other deficiencies included in the NSPIRE standards must be resolved within timelines established by the PHA administering the voucher, typically 30 days. Where NSPIRE deficiencies are not corrected within established timeframes, PHAs will be required to suspend, abate or terminate HAP to the landlord once the standards are final.

Inspectable Item	Deficiency
Call-for-Aid System	System is blocked, or the pull cord is higher than 6 inches off the floor.
Call-for-Aid System	System does not function properly.
Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed.
Carbon Monoxide Alarm	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged.
Chimney	Chimney exhibits signs of structural failure.
Dryer Exhaust	Electric dryer transition duct is detached or missing.
Dryer Exhaust	Gas dryer transition duct is detached or missing.
Dryer Exhaust	Electric dryer exhaust ventilation system has restricted airflow.
Dryer Exhaust	Dryer transition duct is constructed of unsuitable material.
Dryer Exhaust	Gas dryer exhaust ventilation system has restricted airflow.
Door – Entry	Entry door is missing.

Inspectable Item	Deficiency
Door – Fire Labeled	Fire labeled door is missing.
Egress	Obstructed means of egress
Egress	Sleeping Room on 3rd Floor or Below has Obstructed Rescue Opening
Egress	Fire Escape Is Obstructed
Electrical Conductors	Outlet or switch is damaged
Electrical Conductors	Exposed electrical conductor
Electrical Conductors	Water is currently in contact with an electrical conductor.
Electrical Panel	Overcurrent Protection Device Is Damaged
Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Fire Escape	Fire escape component is damaged or missing.
Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.
Fire Extinguisher	Fire extinguisher service tag is missing, illegible, or expired.
Fire Extinguisher	Fire extinguisher is damaged or missing.
Flammable Items	Flammable items within 3ft of an HVAC Appliance or Water Heater
Flammable Items	Improperly Stored Chemicals
Guardrail	Guardrail is Missing or Not Installed
Guardrail	Guardrail is Not Functionally Adequate
HVAC	HVAC Not Working Between 10/1 and 3/31
HVAC	HVAC Not Working and Interior Temp is Less than 64
HVAC	Combustion Chamber Cover Missing
HVAC	Gas Shutoff Valve Missing on Fuel Burning Appliance



Inspectable Item	Deficiency
HVAC	Fuel Burning Appliance Has Misaligned, Blocked, or Damaged Chimney
Leaks – Gas/Oil	Natural Gas, Oil, or Propane Leak
Mold-Like Substance	Presence of Extremely High Levels of Mold-Like Substances
Smoke Alarm	Smoke alarm not installed where required
Smoke Alarm	Smoke Alarm is obstructed
Smoke Alarm	Smoke Alarm does not Produce Alarm When Tested
Sprinkler Assembly	Sprinkler-head is obstructed within 18” of the head
Sprinkler Assembly	Sprinkler assembly component is missing, damaged, or inoperable
Sprinkler Assembly	Sprinkler assembly has evidence of corrosion
Sprinkler Assembly	Sprinkler assembly has evidence of foreign material
Structural System	Structural System Exhibits Signs of Structural Failure
Toilet	Toilet Inoperable or Missing (Only Toilet in Unit)
Water Heater	Chimney or flue piping is blocked, misaligned, or missing
Water Heater	Gas Shut Off Valve is damaged, missing, or not installed

*Revision: 4 — Last modified: 19 June 2023*

## 1.6.3. Extension of NSPIRE Compliance Date for HCV Programs

HUD extended the compliance date for National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule for Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs until October 1, 2024. NSPIRE was scheduled to go into effect October 1, 2023. [The full notice can be read here.](#)

HUD says it is taking this action to allow Public Housing Authorities (PHAs) additional time to implement HUD’s NSPIRE standards.

## Why The Extension for NSPIRE for Voucher Programs?

HUD says that additional time may be necessary for some PHAs to implement NSPIRE for HCV, PBV, and Moderate Rehabilitation (Mod Rehab) programs. If PHAs are not ready to implement NSPIRE now, they are encouraged to use the next 12 months to train staff and communicate with landlords. HUD says it will use the delay to provide additional technical resources needed for PHAs and agencies to transition to the NSPIRE standards. However, HUD encourages any PHA ready to implement NSPIRE at their earliest convenience.

## What programs are included?

**Under Housing Choice Vouchers, the included programs are:**

- Emergency Housing Vouchers (EHV)
- Family Unification Program (FUP)
- Foster Youth to Independence (FYI) Initiative
- Mainstream Vouchers
- Non-Elderly Disabled (NED)
- Stability Voucher Program
- Tenant Protection Vouchers
- Veterans Affairs Supportive Housing (VASH) Vouchers
- Witness Relocation Program

## Regarding Project-Based Vouchers:

Most Housing Choice Vouchers are “tenant-based,” meaning people can use them to rent any private apartment that meets program guidelines. Project-based vouchers (PBV), in contrast, are attached to a specific unit whose landlord contracts with the state or local public housing agency to rent the unit to families and individuals with low incomes. These are included in this HUD NSPIRE notice.

## Regarding the Moderate Rehabilitation program:

The moderate rehabilitation program provides project-based rental assistance for low-income families. The program was repealed in 1991 and no new projects are authorized for development. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a Public Housing Agency (PHA). Active programs are covered by this HUD NSPIRE notice.

This notice does not have any impact on Project-Based Rental Assistance contracts, Public Housing, or PRAC contract properties. Any property inspected by the Real Estate Assessment Center (REAC) is not impacted by this notice.

## How do PHAs Request the NSPIRE Extension for PBV and HCV?

HUD says that PHAs wishing to continue using HQS on or after October 1, 2023, need to notify HUD and provide the agency with the date on which they plan to transition to NSPIRE, which can be no later than October 1, 2024. This notification must be sent via email to [NSPIREV\\_AlternateInspection@hud.gov](mailto:NSPIREV_AlternateInspection@hud.gov) with a courtesy copy to their Field Office representative. HUD writes: “The email’s subject line must read “Notification of Extension of HQS, [PHA code]” and the body of the email should include the PHA name, PHA code, a statement that HQS will continue to be used, and what date the PHA tentatively plans to implement NSPIRE (which may be no later than October 1, 2024).”

### Want to switch to NSPIRE before October 1, 2024?

HUD writes: “If a PHA implements NSPIRE after October 1, 2023, but before October 1, 2024, the PHA must notify HUD via email to [NSPIREV\\_AlternateInspection@hud.gov](mailto:NSPIREV_AlternateInspection@hud.gov) with a courtesy copy to their Field Office representative. The email’s subject line must read “Notification of Implementation of NSPIRE, [PHA code],” and the body of the email should include the PHA name, PHA code, a statement that the PHA will be transitioning to NSPIRE, and what date the PHA will implement NSPIRE (which may be no later than October 1, 2024).”

### What Should PHAs Do to Prepare to Implement NSPIRE?

There are many changes that PHAs will need to undertake to transition from HQS to NSPIRE. These changes include updating Administrative Plans, training inspection staff, and educating participating landlords and residents. NSPIRE is more than just a new checklist and requires many adjustments for those accustomed to HQS; its narrow focus on health and safety concerns eliminates many items that were cited under Housing Quality Standards (HQS). One of the fundamental shifts is that minor cosmetic issues and routine wear and tear are now considered issues that are best resolved between the landlord and tenant, not the voucher-issuing PHA. Under NSPIRE, PHAs should conduct compliance inspections that focus on the overall safety of a unit and leave normal wear and tear to the tenant and landlord. This shift will require considerable adjustment to habits, new educational tools for landlords and residents, and new inspection training.

*Revision: 3 — Last modified: 9 December 2023*

## 1.7. Unit Sampling

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The unit sampling methodology differentiates by funding program. NSPIRE does not designate unit sampling other than for inspections conducted by REAC. Properties inspected for Low-Income Housing Tax Credits, HOME, Housing Trust Fund, and other programs will follow the sampling methodology outlined in their monitoring standards.

Building Inspection Methods: Under NPSIRE, if a building does not contain any sampled units, the building will simply be excluded from the inspection.

*Revision: 7 — Last modified: 18 June 2023*

## 1.7.1. REAC Sampling

Under NSPIRE, the unit sampling guidelines for HUD REAC Inspections. The sampling is based on a scale:

Units In Property	Sample	Units In Property	Sample
1	1	28-30	16
2	2	31-35	17
3	3	36-39	18
4	4	40-45	19
5	5	46-51	20
6	6	52-59	21
7	6	60-67	22
8	7	68-78	23
9	8	79-92	24
10	8	93-110	25
11-12	9	111-120	26
13-14	10	121-166	27
15-16	11	167-214	28
17-18	12	215-295	29
19-21	13	296-455	30
22-24	14	456-920	31
25-27	15	920+	32

*Revision: 3 — Last modified: 18 June 2023*

## 1.7.2. HOME Program Sampling

For “HOME 24 CFR Part 92.504 (d)(1)(D)”: <https://www.law.cornell.edu/cfr/text/24/92.504> (D) Inspections must be based on a statistically valid sample of units appropriate for the size of the

HOME-assisted project,” as set forth by HUD through notice. “:https://www.hudexchange.info/programs/home/home-final-rule/section-by-section-summary/subpart-k/

- For projects with one-to-four HOME-assisted units, participating jurisdictions must inspect 100 percent of the HOME-assisted units and the inspectable items (site, building exterior, building systems, and common areas) for each building with HOME-assisted units.
- For projects with more than four HOME-assisted units, the inspectable items for each building with HOME-assisted units and at least 20 percent of the HOME-assisted units in each building, but not fewer than four units in each project and one HOME-assisted unit in each building.

Revision: 4 — Last modified: 19 November 2023

## 1.7.3. LIHTC Unit Sampling

For compliance reviews for the Low Income Housing Tax Credit (LIHTC) Program, unit sampling is governed by – [Treas. Reg. 1.42-5](#).

(B) Number of low-income units. The Agency must conduct on-site inspections and low-income certification reviews of not fewer than the minimum number of low-income units for the corresponding number of low-income units in the low-income housing project set forth in the table to paragraph ©(2)(iii).

A proposed rule was introduced in 2020, so technically not amended yet, but the proposed rule states,” These regulations are proposed to apply beginning after the date these regulations are published as final regulations in the Federal Register. However, an Agency may rely on these proposed regulations beginning on February 26, 2019, until December 31 of the calendar year following the year that contains the date these regulations are published as final regulations in the Federal Register.

*The minimum number of low-income units that must be included in the random samples on which an Agency conducts physical inspections or low-income certification review is the lesser of the applicable REAC number or 20 percent of the low-income units in the project, rounded up to the next whole number.*

While the sampling chart for HUD REAC NSPIRE inspections has been updated, the Low Income Housing Tax Credit (LIHTC) Program is still using the following chart in the treasury regulation. Sampling shall be the lesser of 20% of the total units or the number in the following chart.

Units In Property	Sample	Units In Property	Sample
1	1	30-34	15
2	2	35-40	16

Units In Property	Sample	Units In Property	Sample
3	3	41-47	17
4	4	48-56	18
5-6	5	57-67	19
7	6	68-81	20
8-9	7	82-101	21
10-11	8	102-130	22
12-13	9	131-175	23
14-16	10	176-257	24
17-18	11	258-449	25
19-21	12	450-1,461	26
22-25	13	1,462-9,999	27
26-29	14		

Revision: 11 — Last modified: 18 June 2023

## 1.7.4. HTF Unit Sampling

Inspections for properties funded with the Housing Trust Fund Program use their own sampling [NHTF 24 CFR 93.404\(d\)\(2\)\(V\)](#)

The regulations state:

*Inspections must be based on a statistically valid sample of units appropriate for the size of the HTF-assisted project, as set forth by HUD through notice. The grantee must select the sample. For projects with one to four HTF-assisted units, the inspectable items (site, building exterior, building systems, and common areas) for each building with HTF-assisted units and 100 percent of the HTF-assisted dwelling units must be inspected.*

Revision: 5 — Last modified: 18 June 2023

## 1.8. REAC Scoring with NSPIRE

Revision: 3 — Last modified: 28 November 2023

## 1.8.1. REAC Inspection Cycle and Ratings

For properties previously subject to UPCS, HUD intends to continue setting the maximum score to 100, failing scores of 59 and below. The score will dictate the amount of time between inspections; follow-up scheduling on failed inspections may vary depending on previous performance and other factors.

Score	Cycle	Score	Cycle
90-100	3 Years	60-69	1 Year
80-89	2 Years	31-59	Fail
70-79	1 Year	0-30	Fail

*Revision: 6 — Last modified: 24 July 2023*

## 1.8.2. REAC Score Rounding

Rounding: Calculated scores will be rounded to the nearest whole number with one exception. For properties that score between 59 and 60, the score will be rounded down to 59.

*Revision: 3 — Last modified: 18 June 2023*

## 1.8.3. NSPIRE Scoring Process

There are four severity ratings and three inspectable areas, which results in twelve different values:

Severity Rating	Outside	Inside	Units
Life Threatening	49.60	54.50	60.00
Severe	12.20	13.40	14.80
Moderate	4.50	5.00	5.50
Low	2.00	2.20	2.40

For each of the 12 sections above, the score is arrived at with the following equation:  
(Area Severity Rating Value) \* (Total Number of Deficiencies) ÷ (Unit Sample)  
The following is an example of NSPIRE scoring.

- The sample property has 80 total units, with a sample of 20 units.
- At this property, a total of 30 deficiencies would result in the following score:

Area Rating Value x Number of Deficiencies ÷ 20 Unit Sample = Area Score

Severity Rating	Outside	Inside	Units
Life Threatening	$49.60 \times 0 \div 20 = 0$ Points	$54.50 \times 0 \div 20 = 0$ Points	$60.00 \times 3 \div 20 = 9$ Points
Severe	$12.20 \times 0 \div 20 = 0$ Points	$13.40 \times 0 \div 20 = 0$ Points	$14.80 \times 0 \div 20 = 0$ Points
Moderate	$4.50 \times 0 \div 20 = 0$ Points	$5.00 \times 5 \div 20 = 1.25$ Points	$5.50 \times 5 \div 20 = 1.375$ Points
Low	$2.00 \times 1 \div 20 = .225$ Points	$2.20 \times 10 \div 20 = 1.1$ Points	$2.40 \times 14 \div 20 = 1.68$ Points
<i>Deduction</i>	<i>(.23) Points</i>	<i>(1.4) Points</i>	<i>(12.06) Points</i>

Total Points Deducted:  $12.06 + 1.4 + .23 = 13.69$

Final Score 86

Revision: 9 — Last modified: 28 November 2023

## 1.8.4. Failing Unit Score Adjustment

As part of the NSPIRE changes, if more than 30 total points are lost in dwelling units, the score will automatically receive a failing score of the lesser of the actual score or 59. In the example below, this adjustment can be seen.

For each of the 12 sections above, the score is arrived at with the following equation:

(Area Severity Rating Value) \* (Total Number of Deficiencies) ÷ (Unit Sample)

The following is an example of NSPIRE scoring.

- The sample property has 80 total units, with a sample of 20 units.
- At this property, a total of 30 deficiencies would result in the following score:

Area Rating Value x Number of Deficiencies ÷ 20 Unit Sample = Area Score

Severity Rating	Outside	Inside	Units
Life Threatening	$49.60 \times 0 \div 20 = 0$ Points	$54.50 \times 0 \div 20 = 0$ Points	$60.00 \times 8 \div 20 = 24$ Points
Severe	$12.20 \times 0 \div 20 = 0$	$13.40 \times 0 \div 20 = 0$ Points	$14.80 \times 5 \div 20 = 3.70$



Severity Rating	Outside	Inside	Units
	Points		Points
Moderate	$4.50 \times 0 \div 20 = 0$ Points	$5.00 \times 5 \div 20 = 1.25$ Points	$5.50 \times 5 \div 20 = 1.375$ Points
Low	$2.00 \times 1 \div 20 = .225$ Points	$2.20 \times 10 \div 20 = 1.1$ Points	$2.40 \times 14 \div 20 = 1.68$ Points
<i>Deduction</i>	<i>(.225) Points</i>	<i>(1.4) Points</i>	• Points *

Total Points Deducted:  $.23 + 1.4 + .30.76 = 34.50$

- Final Score = 65.50
- Adjusted Score = 59

✿ if a property loses more than 30 points in units, the score will be a 59 or lower

Revision: 12 — Last modified: 28 November 2023

## 1.8.5. Non-Scoring Items

Smoke Detectors and CO Alarm issues will continue to be non-scoring in keeping with the longstanding practice of not scoring smoke detector defects under the UPCS scoring methodology. HUD will not score smoke detector defects but will continue to use an asterisk (\*) to denote identified smoke detector defects.

New Affirmative Requirements: In at least the first 12 months after the effective date of the final NSPIRE Rule, a designation to be determined will also be included as part of the property's inspection results to indicate new affirmative requirements that were not scored. Standards needing more calibration through field testing, such as a minimum temperature standard, may not be scored for more than a year. In at least the initial year of NSPIRE, HUD will also provide two scores: one that shows the possible score if all new affirmative requirements were scored and the official score for that inspection.

1. Missing Handrails
2. Missing Guardrails
3. Call for Aid Cords (Deficiency # 1: Blocked or Cord not within 6" of the floor)
4. Carbon Monoxide Detectors
5. Smoke Alarms
6. Duplicate Defects

! A deficiency that is “Non-Scoring” is still a deficiency and will still require repairs. Also, “Non-Scoring” designations have no impact on non-REAC inspections.

Revision: 5 — Last modified: 3 September 2023

## 1.8.5.1. Duplicate Defects

In the [NSPIRE Scoring Notice dated 7/7/23](#), HUD clarified that multiple deficiencies in the same location, cited in the same category/standard/deficiency will be recorded individually but will be scored one time per location.

*HUD will continue citing a deficiency multiple times in all inspectable areas (i.e., Unit, Inside, Outside) but will deduct points once per inspected unit, inspected building, or Outside area, for the Unit, Inside, and Outside areas, respectively. Examples of deficiencies that will be cited for each instance but scored only once in the same inspectable area include blocked egress, damaged doors, damaged walls, sharp edges, and infestation. This revision takes into consideration concerns expressed in public comments while upholding HUD’s focus on resident health and safety as standards for acceptable living conditions.*

Revision: 1 — Last modified: 21 July 2023

## 1.8.5.2. Delayed Scoring Deficiencies

The NSPIRE standards include a number of new design requirements. These items will not be scored for the first year of NSPIRE (expiring 10/1/2024). Repairs will be required if cited on an inspection, so the delay in scoring should not be perceived as a delay in the need to comply with the new requirements.

1. All fire-labeled door defects
2. All guardrail defects
3. Electrical – GFCI “An unprotected outlet is present within 6 feet of a water source.”
4. HVAC – “The inspection date is on or between October 1 and March 31, and the permanently installed heating source is working, and the interior temperature is 64 to 67.9 degrees Fahrenheit.
5. HVAC – The inspection date is on or between October 1 and March 31, and the permanently installed heating source is not working, or the permanently installed heating source is working, and the interior temperature is below 64 degrees Fahrenheit.
6. HVAC: “The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.”
7. Interior Lighting: “At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.”
8. Minimum Electrical and Lighting: “At least two (2) working outlets are not present within each habitable room OR At least one (1) working outlet and one (1) permanently installed

light fixture is not present within each habitable room.”

*Revision: 1 — Last modified: 3 September 2023*

## 1.8.5.3. Affirmative Habitability Requirements

TABLE 64—AFFIRMATIVE HABITABILITY REQUIREMENTS

Inspectable Item	Location	Deficiency
Bathtub and Shower	Unit	Bathtub or shower cannot be used in private.
Cabinet and Storage	Unit	Food storage space is not present.
Carbon Monoxide Alarm	Unit	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Carbon Monoxide Alarm	Inside	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Cooking Appliance	Unit	Primary cooking appliance is missing.
Electrical GFCI	Unit	An unprotected outlet is present within six feet of a water source
Electrical GFCI	Inside	An unprotected outlet is present within six feet of a water source
Electrical GFCI	Outside	An unprotected outlet is present within six feet of a water source
Food Preparation	Unit	Food preparation area is not present.
Guardrail	Unit	Guardrail is missing or not installed.
Guardrail	Inside	Guardrail is missing or not installed.
Guardrail	Outside	Guardrail is missing or not installed.
HVAC	Unit	HVAC Not Working Between 10/1 and 3/31
HVAC	Unit	HVAC Not Working and Interior Temp is Less than 64

Inspectable Item	Location	Deficiency
HVAC	Inside	HVAC Not Working Between 10/1 and 3/31
HVAC	Inside	HVAC Not Working and Interior Temp is Less than 64
HVAC	Unit	Unvented space heater that burns gas, oil, or kerosene is present.
HVAC	Inside	Unvented space heater that burns gas, oil, or kerosene is present.
Lighting	Unit	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Lighting	Inside	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Electrical	Unit	A habitable room does not have either two (2) working outlets or at least one (1) working outlet and one (1) permanently installed
Refrigerator	Unit	Refrigerator is missing.
Sink	Unit	Cannot activate or deactivate hot and cold water.
Sink	Unit	Sink is missing or not installed within the primary kitchen.
Smoke Alarm	Unit	Smoke alarm is not installed where required.
Smoke Alarm	Inside	Smoke alarm is not installed where required.
Toilet	Unit	Toilet cannot be used in private.

*Revision: 1 — Last modified: 17 June 2023*

## 1.9. Annual Self-Inspections

As part of the NSPIRE update, HUD Multifamily Programs will now be subject to the same requirements as Public Housing, which requires that all units be subject to annual inspection.

Per the final NSPIRE notice. Section 5.707 Uniform self-inspection requirement and report.

All PHAs and owners of HUD housing subject to an assistance contract, other than owners participating in the HCV, PBV, and programs, are required to annually self-inspect their properties, including all units, to ensure the units are maintained in accordance with the standards in § 5.703. The owner or PHA must maintain the results of such self-inspections for three years and must provide the results to HUD upon request. This self-inspection is independent of other HUD inspections discussed in § 5.705. The owner or PHA may choose to conduct this inspection after a HUD inspection to satisfy this requirement and the post-

report survey requirement at § 5.711©(2) simultaneously.

### Full Self-Inspections After a Failing REAC Score

HUD is also adding a requirement that properties that score below 60 must complete a full self-inspection and not the limited self-inspection described in this regulation for identified deficiencies in units and areas of the property not inspected by REAC. This addition is necessary to ensure that owners and PHAs survey 100 percent of their properties when they have poor physical performance (i.e., scores below 60) in order to identify additional health and safety defects in the units that were not part of the inspection sample. PHAs and owners that conduct a full inspection after the HUD inspection can consider this inspection to satisfy the requirements of § 5.707 for that year.

Revision: 2 — Last modified: 18 June 2023

## 1.9.1. Post Survey Requirements

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As part of the scoring notice update, HUD has included a new requirement that at the end of each REAC Inspection, the property must do a full inspection of its own and then report the findings and repair records to HUD.

*“Completion of a Post-report Survey: At the completion of a REAC inspection, the owner or PHA must review the inspection report and perform a survey of units not inspected and provide that information to HUD. For properties that scored at or above 60, the survey may be limited to inspecting for deficiencies based on the inspecting entity’s inspection findings. For properties that scored below 60, the owner or PHA must conduct a survey of the entire project, including all units, inside areas, and outside areas, for any deficiency and must electronically submit a copy of the results of the survey to HUD. (§ 5.711©(2))”*

Revision: 1 — Last modified: 21 July 2023

## 2. Fire and Life Safety

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*Revision: 1 — Last modified: 3 April 2023*

### 2.1. Call for Aid System

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A resident uses a call-for-aid system to summon aid during a medical emergency. They can come in the form of a system that alerts an external emergency response source, or an internal notification system, typically with alarms and lights. These systems are not required under this inspection protocol. Still, if they are present, they must be tested to determine if the system is functional and if the elements of the system (a cord, lights, annunciators, etc.) are operating as intended.

- The call-for-aid cord must hang six or fewer inches from the floor.
- If the call-for-aid alarm system includes a light in the hallway, it must be tested to ensure that it operates as intended.
- The call-for-aid cord must not be coiled or tied up/off.
- Not all call-for-aid systems will have a cord, some may have a button, which should not be cited as an issue.
- The annunciator panel is a centralized panel that indicates which apartment/room an emergency call originates from. To test, the inspector should have a property representative at the panel and communicate with them via cellular phone or other devices to determine if the corresponding light is illuminating during a unit or common area inspection.
- Personal wireless call-for-aid systems, typically worn around a resident's neck, are not to be inspected.

#### Abandoned Systems

- If the call-for-aid system is abandoned: Do not evaluate call-for-aid systems if all pull stations have been removed; all that remains are the indicator lights, audible indicators, or annunciator panels. The primary consideration is that no part of the user interface remains.

#### Offsite Monitored Systems

- If monitored offsite, request the owner/agent either
- Notify the site monitor and ask them to put the system on test.
- Provide third-party documentation of a call-for-aid inspection.

If the property is able to provide documentation for a call-for-aid inspection, then:

- The inspector does not need to test all pull stations.
- Verify that the document addresses all parts of the call-for-aid system.
- If a valid or certified third-party inspection has been completed in the last 12 months of

inspection, do not test the call-for-aid interface.

\*Wireless call-for-aid systems typically worn around a resident's neck are not to be inspected.

### Do Elderly Properties Have to Have Call for Aid Systems?

On October 31, 2014, HUD Published a Memorandum regarding [“Office of Multifamily Programs Policy on Emergency Call Systems in Elderly Properties”](#) In this memorandum, HUD clarifies that “There is no requirement that a property use a particular type of call systems (such as older pull cord systems), as long as the system in place meets the functional requirements described in HUD Handbook 4910.1, Section 100-2.20” This Handbook (4910.1 Minimum Property Standards for Housing, 1994 Edition) specifies the requirements to provide and maintain the emergency call system.” The handbook states that it is “unacceptable to have a separate add-on rental fee, but the cost for such a system is part of the project's expense and is expected to be covered within the monthly rental charge.”

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Pull cord end is higher than 6 inches from the floor	Life Threatening	24-Hours	Fail
1	Call-for-aid pull cord is blocked	Life Threatening	24-Hours	Fail
2	Pull cord is coiled or tied up/off and cannot be engaged	Life Threatening	24 Hours	Fail
2	Pull cord is missing	Life Threatening	24-Hours	Fail
2	Call-for-aid system does not emit sound or light	Life Threatening	24-Hours	Fail
2	The annunciator does not indicate the correct corresponding room	Life Threatening	24-Hours	Fail
2	Call-for-aid system does not send a signal to the annunciator	Life Threatening	24-Hours	Fail

[Call for Aid Standard V3.0, Updated 6/16/23](#)

[Call for Aid Standard V3.0, Updated 8/11/23](#)

Revision: 62 — Last modified: 9 December 2023

## 2.2. Smoke Alarms

This inspection protocol specifies where smoke detectors should be located in dwelling units.

Smoke detectors/alarms are required in dwelling units in the following locations:

- Inside each sleeping room (e.g., bedroom); and,
- Outside each sleeping room; and,
- Within 21 Feet of All Bedroom Doors; and,
- On every level of a dwelling unit, and
- “Not” within 10 feet of a cooking appliance;
- “Not” within Three feet of Ceiling Fans, Air Ducts, Exterior Doors, or Windows

Smoke detectors do not have to be hard-wired, and there are no design requirements for the type of alarm used at a property. However, there are specifications as to the location of each smoke alarm on a wall or ceiling:

- If mounted on the ceiling, it must be more than 4 inches from the wall.
- It cannot be closer than 4 inches or more than 12 inches from the ceiling if mounted on the wall.
- Smoke alarms should not be installed within 36” of windows, exterior doors, or ducts where drafts might interfere with their operation.
- Smoke alarms should not be painted or have stickers or other decorations present.

NSPIRE standards indicate that smoke alarms should not be installed “near” air drafts that might interfere with operation. For the purpose of this manual, [NFPA 72 – 29.8.3.4](#) has been included which indicates “Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.” Additionally, NFPA 72 A.29.8.3.4(6) indicates, “#6 Smoke alarms and detectors shall not be installed within a 36-inch horizontal path from the “supply registers” of a forced air heating and cooling system and shall be installed outside of the direct airflow from those registers.”

During an inspection, each smoke alarm should be physically tested to ensure the device tests as intended. If the property cannot demonstrate that the device works properly, it should be cited as inoperable.

As of December 29, 2024, all smoke detectors which are solely battery-operated will have to have sealed, tamper-proof batteries. It will not be an NSPIRE deficiency until that time.

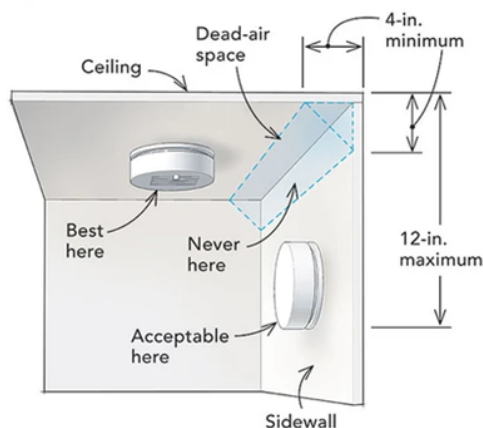
Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Smoke alarm not installed in a sleeping room	Life Threatening	24-Hours	Fail
1	Smoke alarm not installed within 21’ of bedroom door	Life Threatening	24-Hours	Fail
1	Each level of a unit does not have at least one smoke alarm	Life Threatening	24-Hours	Fail



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any level of a Building missing at least one smoke alarm in the common area	Life Threatening	24-Hours	Fail
1	Ceiling-mounted smoke alarm less than 4in. from a wall	Life Threatening	24-Hours	Fail
1	Wall-mounted smoke alarm within 4in. of a ceiling	Life Threatening	24-Hours	Fail
1	Wall-mounted smoke alarm more than 12in. from a ceiling	Life Threatening	24-Hours	Fail
1	Smoke alarm installed closer than 10 feet from a cooking appliance	Life Threatening	24-Hours	Fail
1	Smoke alarm installed within 36in. of windows, exterior doors, fans, or ducts	Life Threatening	24-Hours	Fail
2	Smoke alarm painted or has stickers or other decorations present	Life Threatening	24-Hours	Fail
2	Smoke alarm is obstructed	Life Threatening	24-Hours	Fail
3	Smoke alarm does not produce an audio or visual alarm when tested	Life Threatening	24-Hours	Fail

[Smoke Alarm Standard V3.0, Update 6/16/23](#)

[Smoke Alarm Standard V3.0, Update 8/11/23](#)



*Proper Smoke Alarm Installation*

Revision: 28 — Last modified: 27 November 2023

## 2.3. Carbon Monoxide Alarms

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Carbon monoxide (chemical formula CO) is a poisonous, colorless, odorless, tasteless, flammable gas that is slightly less dense than air. Carbon monoxide is harmful when breathed because it displaces oxygen in the blood and deprives the heart, brain, and other vital organs of oxygen. Large amounts of CO can overcome a person in minutes without warning — causing loss of consciousness and suffocation.

It should be noted that this requirement does not extend to a number of HUD programs following NSPIRE standards.

HUD notes that the 2021 Consolidated Appropriations Act only adds carbon monoxide-related requirements to the HUD programs listed above and the USDA programs authorized by sections 514 and 515 of the Housing Act of 1949. HUD programs such as HUD-insured housing are not subject to an assistance contract, and the ESG, CoC, HOME, and HTF programs are not subject to statutory requirements concerning carbon monoxide detection.

The standards for CO alarm and detection in this protocol are based on Chapters 9 and 11 of the 2018 International Fire Code (IFC) publication published by the International Code Council (ICC). Where NPSIRE is non-specific (e.g., design, installation, type of equipment), ICC and IBC would be the governing standard unless the local code is more stringent. The essentials of these codes are listed below.

1. “Carbon Monoxide Detection shall be installed in dwelling units containing a fuel-burning appliance or a fireplace.” IFC – Chapter 9, Section 915.1.2 – Locations
2. “Carbon Monoxide detection shall be included in any dwelling units with attached private garages” IFC, Chapter 9, Section 915.1.5 Private Garages.
3. “Carbon Monoxide detectors shall be installed in dwelling units outside each sleeping area and in the immediate vicinity of the bedroom. If a fuel-burning appliance is installed in the bedroom, a CO detector must be installed in the bedroom” Section 915.2.1.
4. If a fuel-burning appliance is located in an attic, then treat the attic space as a mechanical room.

### What Kind of CO Alarms are Required, and Where Do They Need to be Installed?

1. Carbon Monoxide detectors shall receive their primary power from the building’s wiring. When the primary power service is interrupted, they are serviced by a battery (i.e., a detector must be hard-wired and have a battery backup). Section 915.4.1 Power Source
2. The exception to Hard-Wiring: ICC Chapter 11 – 1103.09 Carbon Monoxide Alarms can be exclusively battery operated where the code in effect at the time of construction did not require carbon monoxide detectors to be provided.
3. The CO alarms must meet the UL 2034 standard for sensitivity and UL 217. When purchasing CO alarms, ensure they meet these standards for sensitivity. Combination

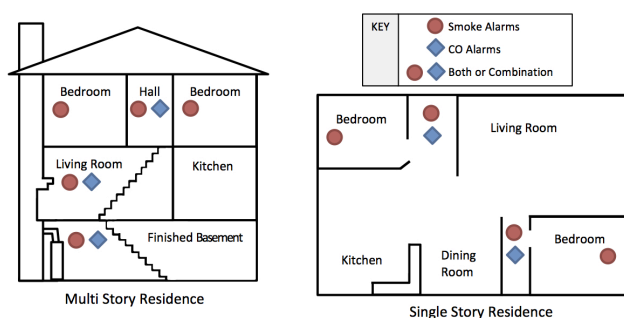
smoke and CO alarms must comply with UL2075 and UL268.

4. IFC does not specify where CO detectors should be installed. Installation should follow the manufacturer's specifications. If no specifications can be located, the best practice is to install CO detectors approximately 5' from the floor and not within 6" of a adjoining wall. If wall placement is not feasible, place them on the ceiling no less than 6" from any wall. If the CO alarm is combined with a smoke alarm, follow the correct smoke alarm placement.

## Common Examples of Housing Layout Scenarios and Their Need for CO Alarms

1. Does the unit have fuel-burning appliances, HVAC, or Domestic Hot Water Equipment located inside the unit?
  - a. Yes, the unit must have CO Alarms/Detectors.
2. Does the unit have an attached enclosed garage (i.e., does not have open walls)?
  - a. Yes, the unit must have CO Alarms/Detectors.
3. Does the unit have a central heating system that consists of gas-fired forced hot air distributed into the unit by a furnace and ductwork?
  - a. Yes, the unit must have CO Alarms/Detectors.
4. Does the unit have a central (i.e., not in the unit) fuel-fired forced hot water (i.e., steam or hot water) system for heating, no gas appliances, and no attached garage?
  - a. No, this unit does not have to have CO Alarms/Detectors under the NPSIRE standards.
5. Does the unit have all electric heat, HVAC, no attached garage, and all-electric appliances?
  - a. No, this unit does not have to have CO Alarms/Detectors under the NPSIRE standards.
6. Does the unit have a gas range and all electric heat and air conditioning?
  - a. Yes, the unit must have CO Alarms/Detectors.
7. Is the unit located directly below or above an attached garage?
  - a. Yes, the unit must have CO Alarms/Detectors.
8. Is the unit in a building that uses fuel-burning appliances to distribute forced hot air in the common hallways, and are there openings under the door into the units?
  - a. Yes, the unit must have CO Alarms/Detectors.
9. Does a unit with a wood-burning fireplace and no gas-burning equipment have to have CO detection?
  - a. Yes, the unit must have CO Alarms/Detectors
10. The Unit is located one story or less above or below a private attached garage that does not have ventilation.
  - a. Yes, the unit must have CO Alarms/Detectors

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	CO alarm missing on the ceiling of a common area mechanical room with any fuel burning equipment	Life Threatening	24 Hours	Fail
1	CO Alarm not present in a bedroom that contains fuel-burning equipment	Life Threatening	24 Hours	Fail
1	CO Alarm not present in a unit located one story or less above/below an unventilated garage	Life Threatening	24 Hours	Fail
2	CO Alarm is obstructed/blocked	Life Threatening	24 Hours	Fail
3	CO Alarm does not produce an audio or visual alarm when tested	Life Threatening	24 Hours	Fail



*Where to Install Fire and CO Alarms*

[Carbon Monoxide Alarm Standard V3.0, Updated 6/16/23](#)

[Carbon Monoxide Alarm Standard V3.0, Updated 8/11/23](#)

*Revision: 19 — Last modified: 15 August 2023*

## 2.4. Auxiliary Lights

Some buildings are equipped with emergency power lighting, also known as auxiliary lighting. There is no requirement for these fixtures to be installed under this inspection protocol; however, if they are installed, they must meet the following standards:

- The auxiliary lighting needs to remain functional when tested.
- Determine if the mounting bracket is intact and free of damage.
- Determine if evidence indicates a component was installed but is missing during the inspection.
- Is the auxiliary lighting fixture damaged and hanging loose from its mount? (i.e., it is not securely mounted).
- If the component is both an exit sign and an auxiliary light, any conditions should be cited

separately under each item's standards.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Auxiliary lighting component fails to illuminate when tested	Severe	24 Hours**	Fail
1	Auxiliary lighting component is damaged or missing	Severe	24 Hours**	Fail
1	Auxiliary lighting mounting bracket is damaged	Severe	24 Hours**	Fail
1	Auxiliary lighting component is hanging loose from mounting	Severe	24 Hours**	Fail

\*\*PBV/HCV Correction Timeline is 30 Days for this Deficiency

[Lighting – Auxiliary Standard V3.0, Updated 6/16/23](#)

[Lighting – Auxiliary Standard V3.0, Updated 8/11/23](#)

Revision: 11 — Last modified: 15 August 2023

## 2.5. Fire Sprinkler Assembly

The building's fire protection sprinkler system is inspected on buildings where these systems are present. There is no requirement under this standard for any building to have a sprinkler system, only that the systems are free from signs of damage. The standard includes an evaluation of four elements:

- Obstruction of sprinkler heads.
- Foreign materials such as dust, rust, corrosion, and paint are on sprinkler heads.
- Sprinkler escutcheon rings that are missing where they are intended to be installed.
- Concealed sprinkler head covers that are glued or caulked to the ceiling.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Obstruction within 18in. of sprinkler head assembly	Life Threatening	24 Hours	Fail
1	Sprinkler head is encased/obstructed	Life Threatening	24 Hours	Fail
2	Sprinkler assembly component is missing or damaged	Life Threatening	24 Hours	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
2	Sprinkler assembly escutcheon ring is missing	Life Threatening	24 Hours	Fail
2	Concealed sprinkler cover plate is caulked or glued to ceiling	Life Threatening	24 Hours	Fail
3	Sprinkler assembly has evidence of corrosion	Life Threatening	24 Hours	Fail
4	Foreign material covers 75% or more of the sprinkler assembly or glass bulb	Life Threatening	24 Hours	Fail

### [Sprinkler Assembly Standard V3.0 Updated 6/16/23](#)

Revision: 19 — Last modified: 27 November 2023

## 2.6. Fire Extinguisher

A fire extinguisher is a portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire. There is no requirement under this inspection standard to have fire extinguishers installed in any building or unit due to age, the purpose of use, location, or other factors.

However, if a building or unit has fire extinguishers in place, they will be inspected for the following conditions:

- The fire extinguisher gauge shows that the device is over-charged or under-charged.
- The fire extinguisher inspection tag is expired, missing, or illegible.
- “Missing” refers to any evidence of prior installation, but now the extinguisher is no longer present.
- A disposable fire extinguisher that is more than 12 years old (the date is stamped on the bottom of the fire extinguisher)
- Fire extinguishers that are physically damaged or missing (by evidence of a bracket or storage case without a fire extinguisher).
- Fire extinguishers that are not in service (e.g., in storage) should not be inspected.
- If an invoice or report from the servicing fire extinguisher company is provided, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Fire extinguisher pressure gauge reads over- or under-charged	Life Threatening	24 Hours	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
2	The date on the fire extinguisher service tag has exceeded one year (Expired)	Life Threatening	24 Hours	Fail
2	The fire extinguisher tag is missing or illegible	Life Threatening	24 Hours	Fail
2	A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date)	Life Threatening	24 Hours	Fail
3	Fire extinguisher is damaged	Life Threatening	24 Hours	Fail
3	Fire extinguisher is missing	Life Threatening	24 Hours	Fail

### [Fire Extinguisher Standard V3.0, Updated 6/16/23](#)



Resident Owned Fire Extinguishers Should Not Be Inspected

Revision: 7 — Last modified: 18 June 2023

## 2.7. Exit Signs

Under these standards, exit signs are not required to be installed in a building based on its design, location, age, or other characteristics. Additionally, there are no requirements for what type of sign is used, where they are installed, and the consistency of use in a building (e.g., at every door, etc.). The function of lighted exit signs is to allow you to find the exit or emergency egress route in an emergency and provide better visibility in a fire situation. The standards for exit signs include the following conditions:

- Missing: The sign must be fully intact and functional if evidence exists of a previously installed sign or sign components.
- The exit sign must be firmly mounted and in good condition.
- The word “EXIT” must be legible and visible (i.e., not blocked by any object)
- The exit sign has to be adequately illuminated. \* If a test button is present, engage the test button and verify that the battery-powered backup light comes on. – If there is no test button, verify that the AC-powered sign is fully lit.
- Some AC-powered signs may have unutilized test buttons, and some backup batteries may be remotely located.
- Combination auxiliary light and exit sign devices must be recorded as two deficiencies, each within its respective inspectable item.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Exit sign is damaged (i.e., visibly defective; impacts functionality)	Life Threatening	24 Hours	Fail
1	Exit sign is missing	Life Threatening	24 Hours	Fail
1	Exit sign is obstructed such that the word "EXIT" is not clearly visible	Life Threatening	24 Hours	Fail
1	Exit sign is not adequately illuminated	Life Threatening	24 Hours	Fail

[Exit Sign Standard V2.2, Updated 6/16/23](#)

*Revision: 7 — Last modified: 18 June 2023*

## 2.8. Trash Chutes

This standard relates to a system that utilizes a large tube to carry refuse to a centralized waste container. For this inspection, three elements are inspected. First, the chute door, typically located in a hallway or closet, must have a self-closing device that automatically closes the door and latches it shut. Secondly, the chute door must open if the system is still active. The inspector should try to turn the knob, fully open the door, and then let the door close with the automatic closing device. Lastly, the trash chute cannot be obstructed or overflowed. If the inspector were to find the trash chute with large amounts of garbage flowing out of the door(s) or preventing trash from falling to the appropriate trash container, it should be cited as a deficiency.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Chute door does not open	Moderate	30 Days	Fail
1	Chute door does not self-close and latch	Moderate	30 Days	Fail
2	Trash is overflowing or backed up inside the chute	Moderate	30 Days	Fail



This deficiency is only included in the "Inside" Area

[Trash Chute Standard V3.0 Updated 6/16/23](#)

*Revision: 13 — Last modified: 27 November 2023*



## 3. Bathroom/Laundry

Revision: 1 — Last modified: 3 April 2023

### 3.1. Bathroom Exhaust Fan

Some form of ventilation is required in all restrooms and bathrooms. Ventilation can consist of a window, a passive vent, or a motorized exhaust fan. To test the ventilation in the bathroom, the following steps should be followed:

- Open the restroom/bathroom window if one exists, and ensure that the window will remain open.
- For ceiling or wall ventilation, turn the fan on, unless it is a passive system or sensor-controlled, and apply a single piece of toilet paper to the vent grill and ensure that the tissue paper adheres to the grill from the suction.
- The owner/agent is allowed to plug in an exhaust fan if it is present and unplugged
- The bathroom vent should not be cited as malfunctioning or inoperable if the owner/agent indicates that the component is connected to a timer or is sensor controlled.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Exhaust system does not respond to the control switch.	Moderate	30 Days	Fail
2	Exhaust system has restricted airflow	Moderate	30 Days	Fail
3	Exhaust system component is damaged or missing	Moderate	30 Days	Fail
4	Bathroom missing an installed exhaust system or ventilation window	Moderate	30 Days	Fail
4	Bathroom ventilation system is inoperable	Moderate	30 Days	Fail

[Ventilation Standard V3.0, Updated 6/16/23](#)

[Ventilation Standard V3.0, Updated 8/11/23](#)

Revision: 13 — Last modified: 27 November 2023

### 3.2. Bathroom & Laundry Cabinets

There is no requirement to have cabinetry in laundry rooms or restrooms in dwelling units or common areas. The standards outlined for cabinetry and countertops are included under the same section as kitchen cabinetry; the exception is that there is no standard for “missing” cabinets under bathroom and laundry areas.

All elements should be inspected when evaluating cabinets, including doors, drawers, hinges, knobs, drawer guides or slides, shelves, and cases or boxes. If cabinets are missing or damaged, calculate the percentage of missing cabinets by dividing the number of missing cabinets by the total number of cabinets.

Def#	Deficiency	Severity	Repair Due	HCV Rating
2	50%+ of unit cabinet components are missing/damaged/inoperable in a bathroom or laundry	Moderate	30 Days	Fail
2	50%+ of common area cabinet components are missing/damaged/inoperable in a bathroom or laundry	Low	60 Days	Pass

[Cabinets Standard V3.0, Updated 6/16/23](#)

[Cabinets Standard V3.0, Updated 8/11/23](#)



Cabinet Components include cabinet doors, drawers, or shelves

*Revision: 11 — Last modified: 27 November 2023*

## 3.3. Sinks

Sinks are inspected to determine if the faucet and other hardware operate as intended. This includes evaluating how the sink is installed, attached to the wall or vanity, and whether it is properly mounted. An inspection of a sink includes a review of the following:

### Sink Mounting and Security

- Is the sink properly mounted to the wall or a vanity cabinet?
- Are there signs of the sink pulling away from the wall?
- Is there a presence of a gap between the sink and the wall?
- Is there a movement of the sink when activating the faucet?
- Is the front edge of the sink leaning downward?
- If the sink is mounted on a vanity, are there signs of separation at the seams of the vanity?
- If the sink is mounted on a vanity, are there signs that the vanity is pulling away from the wall?

### Sink Functionality and Damage

- Can the sink properly hold water?
- Activate the stopper, fill the basin, and then look at the sink to see if the water level is decreasing.

If so, check under the sink for cracks, holes, or broken seals that allow water to leak from the basin.

- Check that the stopper maintains a complete seal with the drain.
- If the sink design has no built-in mechanical stopper, or if no other stopper is available, look for obvious indications (e.g., cracks, holes, or broken seals) that the sink would be unable to hold water was a stopper available.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Unit Sink or sink component is damaged or missing (affects functionality)	Moderate	30 Days	Fail
1	Common Area Sink or sink component is damaged or missing (affects functionality)	Low	60 Days	Pass
2	Water is directed outside of the basin	Low	60 Days	Pass
3	Sink is clogged/not draining	Moderate	30 Days	Fail
4	Sink is improperly installed, leaning, or pulling away from wall	Moderate	30 Days	Fail
4	There are gaps between the sink and wall	Moderate	30 Days	Fail
5	Sink or sink component is damaged or missing (Minor)	Low	60 Days	Pass
5	Sink stopper missing or inoperable	Low	60 Days	Pass
6	Control knobs do not activate or deactivate hot and cold water	Moderate	30 Days	Fail

[Sink Standard V3.0, Updated 6/16/23](#)

[Sink Standard V3.0, Updated 8/11/23](#)

*Revision: 14 — Last modified: 15 August 2023*

## 3.4. Toilets

Restrooms and bathrooms are required to have a functional toilet. To determine if the toilet is operating as intended, test the toilet by following these steps:

1. Open the toilet seat and lid.

2. Lightly apply pressure to the side of the toilet and ensure that it does not move on the floor. This can be done by pushing softly with a knee, straddling the toilet, and attempting to move the basin.
3. Flush the toilet and ensure that the toilet properly drains and refills and stops running after refilling the tank.  
Inspect the toilet for any damaged or missing components, such as a damaged seat, flush handles, lids, or other components.

### Explanation of terms in deficiency table:

- Missing: Bathrooms and Restrooms must have a toilet. The deficiencies below for a “missing” toilet refer to evidence that a toilet was previously installed and has been removed or that a bathroom exists where no toilet is in the room or immediate vicinity.
- “Only Toilet in Unit” – this terminology is used to determine the rating and repair timeframe. A lesser rating is applied to missing or damaged toilets if another functioning toilet is present in the unit.
- Toilet Components: Toilet components include flush handles, lids, seats, covers, and any other component that is used in the function of a toilet. It does not apply to caulking that may be applied at the base. Caulking at the base of the toilet is not an inspectable item.
- For a life-threatening deficiency to be cited, the toilet must be damaged to the degree that it no longer functions as intended, and there are no other functioning toilets in the unit.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Toilet is missing (only toilet in unit)	Life Threatening	24 Hours	Fail
1	Toilet is missing (only toilet in Common Area)	Moderate	30 Days	Fail
2	Toilet is missing (not only toilet in unit)	Moderate	30 Days	Fail
2	Toilet is missing (not only toilet in Common Area)	Moderate	30 Days	Fail
3	Toilet is damaged or inoperable (only toilet in unit)	Severe	24 Hours	Fail
3	Toilet is damaged or inoperable (common area)	Moderate	30 Days	Fail
4	Toilet is damaged or inoperable (not only toilet)	Moderate	30 Days	Fail
5	Toilet components are damaged and inoperable	Moderate	30 Days	Fail
6	Toilet is not secured at base/loose	Moderate	30 Days	Fail
7	Toilet components are damaged but overall functional	Low	60 Days	Pass
8	Toilet cannot be used in private	Moderate	30 Days	Fail

[Toilet Standard V3.0, Updated 6/16/23](#)

[Toilet Standard V3.0, Updated 8/11/23](#)

*Revision: 12 — Last modified: 15 August 2023*

## 3.5. Showers/Bathtubs

Showers and Bathtubs have the same standards in dwelling units and public/common facilities. This section handles the bathtub or shower basin and the associated hardware, such as faucets, stoppers, drains, valves, and shower heads or sprayers. This also includes a review of the physical condition of the shower or bathtub basin for damage to the shower walls, shower pan, or tub basin.

Though the standards are the same for unit and non-unit showers and bathtubs, the severity and correction timeframes are different. as such, the two issues have been divided into unique sections.

[Bathtub and Shower Standard V3.0, Updated 6/16/23](#)

*Revision: 9 — Last modified: 18 June 2023*

### 3.5.1. Unit Showers/Bathtubs

Showers and Bathtubs are required in dwelling units unless the unit is a SRO or equivalent unit where the shower facilities are centrally located. In those cases, the centrally located shower should be inspected as part of the dwelling unit.

- The inspector should determine the proper functionality of a shower or bathtub by engaging all of the elements and observing its function.
- If the bathtub has a stopper or pop-up assembly, engage the stopper and turn on the water supply (e.g., faucet or shower head) and let the water run for 30-45 seconds so water fills the basin.
- Watch the water level and ensure that the bathtub stopper or assembly appropriately holds the water and prevents drainage while water is being held in the basin. If water is being held appropriately, release the stopper.
- Check the lower faucet and ensure that there are no leaks around the faucet.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Bath/shower inoperable or not draining (only bath in unit)	Severe	24 Hours**	Fail
2	Bath/Shower inoperable/not draining (another bath present)	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
3	Bath/shower components damaged, missing, or inoperable	Moderate	30 Days	Fail
3	Bath/shower valve is damaged, missing, or inoperable	Moderate	30 Days	Fail
3	Bath/shower pan or basin damaged, missing, or inoperable	Moderate	30 Days	Fail
4	Bath/shower basin discolored on more than 50% of surface	Low	60 Days	Pass
4	Bath/shower stopper damaged, missing, or inoperable	Low	60 Days	Pass
4	Bath/shower curtain/door damaged, missing, or inoperable	Low	60 Days	Pass
5	Bathtub or shower cannot be used in private	Moderate	30 Days	Fail

\*\*PBV/HCV Correction Timeline is 30 Days for this Deficiency

[Bathtub and Shower Standard V3.0, Updated 6/16/23](#)

[Bathtub and Shower Standard V3.0, Updated 8/11/23](#)

*Revision: 11 — Last modified: 15 August 2023*

## 3.5.2. Common Area Showers/Bathtubs

Showers and Bathtubs in non-unit locations do not include any centrally located showers or bathtubs such as in group homes or SROs where the showers/bathtubs are shared facilities. In those cases, the showers/bathtubs should be associated with a sampled unit.

- The inspector should determine the proper functionality of a shower or bathtub by engaging all of the elements and observing its function.
- If the bathtub has a stopper or pop-up assembly, engage the stopper and turn on the water supply (e.g., faucet or shower head) and let the water run for 30-45 seconds so water fills the basin.
- Watch the water level and ensure that the bathtub stopper or assembly appropriately holds the water and prevents drainage while water is being held in the basin. If water is being held appropriately, release the stopper.
- Check the lower faucet and ensure that there are no leaks around the faucet.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A common Area Bathtub or Shower inoperable or not draining	Low	60 Days	Pass
2	Bathtub or Shower inoperable or not draining	Low	60 Days	Pass
3	Common area Bath/Shower components damaged/ inoperable	Low	60 Days	Pass
3	A common area shower/bathtub water fixture is damaged or inoperable	Low	60 Days	Pass
3	Common area Bath/Shower pan or basin damaged	Low	60 Days	Pass
5	Bathtub or shower cannot be used in private	Moderate	30 Days	Fail

[Bathtub and Shower Standard V3.0, Updated 6/16/23](#)

[Bathtub and Shower Standard V3.0, Updated 8/11/23](#)

*Revision: 10 — Last modified: 15 August 2023*

## 3.6. Grab Bars

This standard refers to grab bars installed in bathrooms or restrooms, which are safety devices designed to be grasped and enable a person to maintain balance or utilize restroom fixtures. This can include wall-mounted grab bars at toilets or showers. There is no evaluation under this standard on whether the grab bars meet standards under the Uniform Federal Accessibility Standards (UFAS) or the Americans with Disability Act (ADA) design standards. This inspection standard is designed only to determine if installed grab bars are secure, defined as having no detectable movement when tested. The inspection guidance indicates that the inspector should “Grab the bar in the middle and apply a moderate force back and forth.”

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any movement whatsoever is detected in the grab bar	Moderate	30 Days	Fail



For the purposes of this inspection, “grab bar” is the term used for handrails located in a bathroom. All other handrails must be inspected using the Handrail standard.

[Grab Bar Standard V2.2 Updated 6/23/22](#)

*Revision: 8 — Last modified: 18 June 2023*

## 4. Kitchens

Revision: 1 — Last modified: 3 April 2023

### 4.1. Kitchen Cabinetry

Dwelling units must contain an area to store, prepare, and cook food. Kitchen cabinetry should be inspected by opening each door and drawer and checking inside the cabinets and drawers with a flashlight for water stains, loose materials, and deterioration. Check the exterior of cabinets for hardware, peeling paint or stains, and damaged laminate.

The standards evaluate what percentage of the kitchen cabinetry is damaged, missing, or inoperable.

- It should be cited if 50% or more of the cabinetry is missing.
- It should also be cited if a room referred to as a “kitchen” does not have any cabinetry by design.

### Inspection Instructions

- Survey storage components in the kitchen, bathroom, and laundry room for missing, damaged, or inoperable components.
- Visually assess the operation of the storage component.
- Evaluate shelf mounting brackets and hardware, as applicable.
- Attempt to open every drawer and door.
- 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.
- Calculate the total number of doors, drawers, and shelves, then divide by the total of missing drawers, doors, and shelves.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Food storage space is not present	Moderate	30 Days	Fail
2	More than 50% of cabinet components are missing, damaged, or inoperable	Moderate	30 Days	Fail
2	More than 50% of cabinet components are missing, damaged, or inoperable (Common Area)	Low	60 Days	Pass



[Cabinet Standard V3.0, Updated 6/16/23](#)

[Cabinet Standard V3.0, Updated 8/11/23](#)

! Deficiency # 1 refers to both a requirement for a kitchen to have storage cabinets and any evidence of any cabinets being entirely removed – not just components such as doors, drawers, etc

Revision: 22 — Last modified: 29 August 2023

## 4.2. Kitchen Countertops

Countertops are flat surface installations in kitchens or food preparation spaces that are generally used for food preparation and are made of nonporous surfaces that are designed to be cleaned. Kitchen countertops should be inspected for wear and tear, which may be indicated by swelling, delamination, scratches, cuts, burns, peeling, or missing laminate. The countertop should also be inspected to ensure it is properly secured to the wall and base cabinetry.

The countertop in the kitchen is evaluated for physical damage. It should be cited if the damage exceeds 10% of the counter area or if there is evidence that a countertop was previously installed but is now not present or is incomplete.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Food preparation area is not present.	Moderate	30 Days	Fail
2	10%+ or more of the Countertop is damaged or has exposed substrate	Moderate	30 Days	Fail
2	The entire kitchen countertop is not adequate (in either size or function)	Moderate	30 Days	Fail

[Kitchen Countertop Standard V3.0, Updated 6/16/23](#)

[Kitchen Countertop Standard V3.0, Updated 8/11/23](#)

✿ The food preparation area is not functionally adequate if it does not reasonably allow for adequate preparation of food or if the surface cannot be sanitized.

Revision: 20 — Last modified: 15 August 2023

## 4.3. Kitchen Sinks

Sinks are inspected to determine if the faucet and other hardware operate as intended. This

includes evaluating how the sink is installed, how it is attached to the wall or countertop, and whether it is properly mounted. An inspection of a sink includes a review of the following:

- Is the sink properly mounted to the wall or a cabinet?
- Are there signs of the sink pulling away from the wall?
- Is there a presence of a gap between the sink and the wall?
- Movement of the sink when activating the faucet?
- Is the front edge of the sink leaning downward?
- Are there signs of separation at the seams of a countertop?

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Unit Sink or sink component is damaged or missing (affects functionality)	Moderate	30 Days	Fail
1	Common Area Sink or sink component is damaged or missing (affects functionality)	Low	60 Days	Pass
2	Water is directed outside of the basin	Low	60 Days	Pass
3	Sink is clogged/not draining	Moderate	30 Days	Fail
4	Sink is improperly installed, leaning, or pulling away from wall	Moderate	30 Days	Fail
4	There are gaps between the sink and wall	Moderate	30 Days	Fail
5	Sink or sink component is damaged or missing (Minor)	Low	60 Days	Pass
6	Control knobs do not activate or deactivate hot and cold water	Moderate	30 Days	Fail
7	Sink is missing or not installed within the primary kitchen	Moderate	30 Days	Fail

[Sink Standard V3.0, Updated 6/16/23](#)

[Sink Standard V3.0, Updated 8/11/23](#)

*Revision: 14 — Last modified: 15 August 2023*

## 4.4. Refrigerators

Refrigerators and freezers are required in dwelling units unless the unit has a shared kitchen.

The refrigerator must have all elements intact, functional, and free of damage, and the freezer and refrigerator must maintain the proper temperature. The International Code Commission (ICC) and International Building Code (IBC) state that refrigerators/freezers should be inspected to determine if the refrigerator cools to a temperature between 32 and 40 degrees and the freezer to less than 32 degrees.

- Medical refrigerators or freezers should not be inspected.
- Resident-owned stand-alone freezers should not be inspected.
- Stored appliances that are not in use should not be inspected.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Refrigerator is inoperable	Moderate	30 Days	Fail
2	Refrigerator door seal is damaged	Moderate	30 Days	Fail
2	Refrigerator door handle is damaged	Moderate	30 Days	Fail
2	Refrigerator drawers or shelving is damaged	Moderate	30 Days	Fail
2	Refrigerator interior lining is damaged	Moderate	30 Days	Fail
3	Refrigerator is missing	Moderate	30 Days	Fail

[Refrigerator Standard V3.0, Updated 6/16/23](#)

*Revision: 12 — Last modified: 27 November 2023*

## 4.5. Cooking Appliances

1. Do all the heating elements on the stove or range produce heat and properly regulate the heat?
  - a. This includes all range burners, broilers, and bake elements on a range/stove.
  - b. To determine if range elements are properly regulating heat, look for conditions such as whether or not the burners are fully lit around the entire ring of the burner and if the entire oven element is lit.
  - c. For gas ranges, ensure that flames are equally aligned around the burner.
  - d. To completely test heat regulation, the oven should be thoroughly heated to 350 degrees and determine if the heat is maintained after several minutes with a temperature testing device.
2. Are all components of the range or stove in place and working condition?
  - a. This includes baking or burner elements, grates, racks, knobs, the ignition system, a convection fan, door hinges, door seals, handles, lights, the light fixture(s) in the oven, the drip pan, and glass surfaces.
3. Is the primary cooking device missing?
  - a. Dwelling units must have a primary cooking device unless the unit is an SRO (single residential unit) with a shared kitchen. The primary cooking device can be

considered a microwave if it is the only device in the kitchen.

- b. Look for evidence of the prior installation of an appliance, such as a vacant 220-volt outlet, gas line, or open section between base cabinets.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	The oven is not producing heat	Severe	24 Hours**	Fail
1	No burner on the cooking range or cooktop produces heat.	Severe	24 Hours**	Fail
1	A Common Area Oven/Range/Burner is Inoperable	Low	60 Days	Pass
2	Cooking range, cooktop, or oven component missing (Unsafe for use)	Moderate	30 Days	Fail
3	Primary cooking appliance is missing	Moderate	30 Days	Fail
4	A Microwave is damaged or Inoperable (Primary Cooking Device Only)	Severe	24 Hours**	Fail
5	A Stove Burner is Inoperable (one operable burner exists)	Moderate	30 Days	Fail

\*\*HCV/PBV Correction Timeframe for this standard is 30 Days

[Cooking Appliance Standard V3.0, Updated 6/16/23](#)

[Cooking Appliance Standard V3.0, Updated 8/11/23](#)

*Revision: 12 — Last modified: 15 August 2023*

## 4.6. Range Hood/Fan

Kitchens are not required to have a motorized exhaust system. However, if the system exists or there is evidence of prior installation, it should be cited as an issue. The exhaust fan should be inspected to determine the following:

- Is the system ducted to the outside? Only ducted exhausting systems are to be inspected. This standard does not include any kitchen ceiling fans, ductless recirculating range hoods, or microwave-based fans that only circulate air and offer no ventilation to the outside.
- Are all of the elements of the range fan present and intact? This includes the filter, vent, duct, and fan components.
- Is the vent providing proper ventilation and suction?
- Is the range hood filter obstructed with grease or dirt, preventing proper ventilation?
- Does the range hood exhaust fan and light operate engage when turned on?

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Exhaust system does not respond to the control switch	Moderate	30 Days	Fail
2	Exhaust system has restricted airflow	Moderate	30 Days	Fail
3	Exhaust system component is damaged or missing	Moderate	30 Days	Fail

[Ventilation Standard V3.0, Updated 6/16/23](#)

[Ventilation Standard V3.0, Updated 8/11/23](#)

*Revision: 9 — Last modified: 15 August 2023*

## 5. Finishes & Railings

Revision: 2 — Last modified: 30 June 2023

### 5.1. Flooring and Floor Covering

Flooring and floor covering refer to the substrate (underlayment, concrete, etc.) and coverings such as tile, vinyl covering, and carpet. It does not refer to loose or unfixed covering, like an area rug. The following are clarifications on design related to flooring and floor covering:

1. Unfinished concrete floors that are not painted or polished in rooms such as basements or mechanical rooms are acceptable.
2. Unfinished concrete floors that are not painted or polished in living areas or areas regularly used by residents in the common areas or units are not acceptable.
3. Unfinished floors are acceptable in a garage, storage room, maintenance room, utility room, or other room not intended for resident access.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	10% or more of the floor substrate area is exposed in any room	Moderate	30 Days	Fail
2	Subfloor is bowing, buckling, bulging, sagging, or misaligned within any room	Moderate	30 Days	Fail
2	Any wood rot, sloping, or deflection in flooring	Moderate	30 Days	Fail
2	Floor component(s) is not functionally adequate	Moderate	30 Days	Fail

[Floor Covering and Finish Standard V3.0, Updated 8/11/23](#)

Revision: 15 — Last modified: 9 December 2023

### 5.2. Ceiling Covering and Finishes

Ceilings enclose a room, protect shaft or circulation space, create an enclosure of and separation between spaces, and control the diffusion of light and sound around a room. They have fire-resistant properties and may also accommodate building services such as vents, lighting, sprinkler heads, and so on, as well as conceal other services such as ducts, pipes, and wiring. Ceilings include drywall, plaster, baseboards, and molding. The standards are focused on two primary deficiencies – (1) holes and (2) bulging or buckling/unstable surfaces. Cosmetic issues such as peeling paint are not included under this standard. If there are possible lead-based paint hazards, they should be evaluated under the lead paint standards.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Ceiling has an unstable surface	Moderate	30 Days	Fail
1	Ceiling has signs of structural failure (cracking, small circles, blisters, or nail pops)	Moderate	30 Days	Fail
2	Ceiling has a hole that opens directly to the outside environment	Moderate	30 Days	Fail
2	Ceiling has a hole 2in. or more in diameter	Moderate	30 Days	Fail
3	Ceiling has sagging or dropping materials	Severe	24 Hours**	Fail
3	Ceiling component(s) is not functionally adequate	Severe	24 Hours**	Fail

\*\*HCV/PBV Correction Timeframe for this standard is 30 Days

[Ceiling Standard V3.0, Updated 8/11/23](#)

Revision: 12 — Last modified: 9 December 2023

## 5.3. Wall Covering and Finishes

A wall covering is a vertical surface that may define an area and provide security, shelter, or soundproofing. The surface provides a vertical separation between rooms or spaces and may provide security or privacy, soundproofing, climate control, and fire protection. This section includes wall and ceiling coverings and finishes, including drywall, plaster, baseboards, and molding. The standard is focused on two primary deficiencies - (1) holes and (2) bulging or buckling/unstable surfaces. Cosmetic issues such as peeling paint are not included under this standard. If there are possible lead-based paint hazards, they should be evaluated under the lead paint standards.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Wall has a loose or detached surface covering	Moderate	30 Days	Fail
2	Wall is buckling, bulging, or bowing	Moderate	30 Days	Fail
2	Interior wall component(s) is not functionally adequate	Moderate	30 Days	Fail
3	Interior wall has hole greater than 2in.	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
3	Interior wall has holes affecting an area greater than 6×6in.	Moderate	30 Days	Fail

### [Wall Covering and Finish Standard V3.0 Updated 6/16/23](#)

Revision: 8 — Last modified: 18 July 2023

## 5.4. Stairs & Steps

Stairs on the interior or exterior of a building are evaluated for their condition and general safety. Stairs include several inspectable components:

1. Stringer: A stair stringer (also called 'string' or 'stringer board') is the housing on either side of a flight of stairs into which the treads and risers are fixed. A staircase will have two stringers, one on either side of the steps. The two main types of stringer are referred to as cut and closed.
2. Nosing: a projecting edge, as the part of the tread of a step extending beyond the riser.
3. Tread: A stair tread is the horizontal portion of a set of stairs on which a person walks. The tread can be wood, metal, plastic, or other materials.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Tread on a set of stairs is missing	Moderate	30 Days	Fail
1	Tread on a set of stairs is loose or unlevel	Moderate	30 Days	Fail
1	A portion of the tread nosing is damaged/broken more than 1" deep	Moderate	30 Days	Fail
1	A portion of the tread nosing is damaged/broken more than 4" wide	Moderate	30 Days	Fail
2	A stringer is damaged	Moderate	30 Days	Fail
3	Step or stair is not functionally adequate	Moderate	30 Days	Fail
3	Step or stair comprised of unstable material	Moderate	30 Days	Fail
3	Step or stair damaged (impacting functionality)	Moderate	30 Days	Fail

### [Stairs and Steps Standard V3.0 Updated 6/16/23](#)

Revision: 12 — Last modified: 9 December 2023



## 5.5. Guardrails

Guardrails are required to prevent fall hazards on raised walking surfaces where there is a drop off on the side(s) of the walkway surface of 30" from the floor or grade below. Raised walking surfaces can include balconies, stairs, ramps, decks, rooftops, and retaining walls. If a guardrail is required, it must be at least 30" in height.

If a guardrail is installed as required, it must be secure and free from damage. The fasteners and other components of the guardrail should be inspected to determine that they are intact and free from movement and damage. To properly inspect the guardrail, the guardrail should be grabbed and force applied to each section, pushing and pulling rapidly to determine if there is movement at the guardrail anchor or fastener.

Guardrails should be installed for elevated walkways used by the general public and wherever guardrails were previously installed. Secure roof areas are not required to have guardrails if they have never been installed previously and the area has restricted access. If the roof is readily accessible to the public, guardrails will be required.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Guardrail is missing on an elevated (30in. or more) walking surface	Life Threatening	24 Hours	Fail
2	Guardrail is damaged	Life Threatening	24 Hours	Fail
2	Guardrail is less than 30in.	Life Threatening	24 Hours	Fail
2	Guardrail not secure and cannot protect from falling	Life Threatening	24 Hours	Fail
2	Guardrail is missing a functional component	Life Threatening	24 Hours	Fail

### [Guardrail Standard V3.0 Updated 8/11/23](#)

\* A functional component (e.g., top rail, base rail, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards. A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

*Revision: 22 — Last modified: 9 December 2023*

## 5.6. Handrails

Handrails are defined as rail that is fixed to a post or a wall used for stability or support. Handrails are commonly used in ascending or descending stairways and escalators to prevent injurious falls. There are several conditions included in this standard:

1. Missing: missing is defined as several scenarios:
  - a. A ramp has a rise of more than 6" or a horizontal projection greater than 72" (six feet) and does not have a railing present that is at least 28" from the surface and not more than 42" on both sides of the ramp.
  - b. In accordance with UFAS 4.8.5, Curb Ramps should not be included in this requirement, even if the run length is 6 feet or more on the curb ramp.
  - c. A set of stairs does not have a railing where there are four or more risers present.
2. Damaged: Railings on steps or ramps cannot be loose or otherwise damaged.
  - a. Movement is present on railings when tested with moderate force.
  - b. Handrails must be able to withstand normal pressure along the top edge of a railing.
  - c. Handrails must be firmly attached at the anchor points.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Handrail is missing (Evidence of Prior Installation)	Moderate	30 Days	Fail
2	Handrail is not secure/movement at the anchors	Moderate	30 Days	Fail
3	Handrail is not continuous for a full length of a stair flight	Moderate	30 Days	Fail
3	Handrail is less than 28" in height	Moderate	30 Days	Fail
3	Handrail is more than 42" in height	Moderate	30 Days	Fail
4	Handrail is missing on steps with four or more risers	Low	60 Days	Pass
4	Ramp 6'+ missing handrails on both sides	Low	60 Days	Pass
4	Ramp with a 6"+ rise missing a railing on both sides	Low	60 Days	Pass

### [Handrail Standard V3.0 Updated 6/16/23](#)

**!** The handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction at any point along the top edge

Revision: 33 — Last modified: 11 December 2023

## 6. Lighting and Electrical

Revision: 1 — Last modified: 3 April 2023

### 6.1. Conductors, Outlets, Switches

This standard relates to any exposed electrical conductor that presents a hazard. This includes an electrical conductor that is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or a missing lightbulb) or an opening or gap is present and measures greater than 1/2 inch.

- This standard does not include low-voltage wires.
- Whether or not these connections are behind a locked door is not a factor in this inspection.
- These conditions should be cited regardless of who has access to a room where the wiring is located.
- If the manufacturer intentionally designs a device with a gap or space to support ventilation, it should not be evaluated under this standard.
- If a lightbulb is missing from a fixture, then it should be evaluated under the Lighting Standards

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 are now missing or incomplete).
- Device cover plates that are damaged (i.e., visibly defective; impacts functionality).
- Lighting fixtures
- Hardwired smoke alarms.
- Visible wire nuts on electrical conductors.
- Wiring that is insulated but not protected by sheathing or conduit.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Outlet or switch is damaged	Life Threatening	24 Hours	Fail
2	Improperly wired or grounded outlet	Severe	24 Hours**	Fail
3	Electric outlet inoperable (no visible damage)	Severe	24 Hours**	Fail
4	Exposed electrical conductor	Life Threatening	24 Hours	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
4	Gap of 1/2"+ in any high-voltage electrical apparatus	Life Threatening	24 Hours	Fail
4	Electrical conductor is not properly insulated/ enclosed	Life Threatening	24 Hours	Fail
5	Water is currently in contact with an electrical conductor	Life Threatening	24 Hours	Fail

\*\*HCV/PBV Correction Timeframe for this standard is 30 Days

[Electrical – Conductor Standard V3.0 Updated 6/16/23](#)

[Electrical – Conductor Standard V3.0 Updated 8/11/23](#)

*Revision: 15 — Last modified: 15 August 2023*

## 6.2. GFCI and AFCI Protection

A ground fault circuit interrupter, a GFCI or GFI, is an inexpensive electrical device that can be installed in your electrical system or built into a power cord to protect you from severe electrical shocks. GFCIs have played a key role in reducing electrocutions. The National Electrical Code (NEC) requires GFCI outlets in all wet or damp locations. An arc-fault circuit interrupter (AFCI) or arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in-home wiring.

For this standard, consider the following:

- Test GFCI Outlets if present.
- Test GFCI Breakers or AFCI breakers if present.
- Ensure all outlets within six feet of water sources or damp areas have GFCI or AFCI protection.
- Outlets installed under a sink or countertop in an enclosed cabinet (typically a kitchen, bathroom, or laundry room) do not require GFCI protection, regardless of the distance to the water source.
- An outlet designated for a major appliance (e.g., water heater, HVAC, refrigerator, washing machine, dishwasher, garbage disposal, microwave, 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.
- If an outlet in a laundry room were to be installed on a wall near a water source and the outlet is not designated for use by the washing machine, then it should be a protected outlet. For instance, an outlet on a wall near a sink in the laundry or an outlet near a

laundry box and the outlet is not designated for the washing machine. | ^ . | \_ . Def# | \_ .  
 Deficiency | \_ . Severity | \_ . Repair Due | \_ . HCV Rating | | - .

1	GFCI outlet or GFCI breaker reset button does not test (No visible damage)	Severe	24 Hours**	Fail
2	AFCI outlet or AFCI breaker reset button does not test (No visible damage)	Severe	24 Hours**	Fail
3	Missing GFCI protection on outlet within Six Feet of water source	Severe	24 Hours**	Fail

\*\*PBV/HCV Correction Timeline is 30 Days for this Deficiency

[Electrical – Ground-Fault Circuit Interrupter \(GFCI\) or Arc-Fault Circuit Interrupter \(AFCI\) Version 3.0- 6/16/23](#)

[Electrical – Ground-Fault Circuit Interrupter \(GFCI\) or Arc-Fault Circuit Interrupter \(AFCI\) Version 3.0- 8/11/23](#)

Revision: 21 — Last modified: 9 December 2023

## 6.3. Electric Service Panels

Electric service panels are in enclosures, cabinets, boxes, or panel boards containing overcurrent protection devices for controlling light, heat, appliances, and power circuits. This standard refers to three conditions related to electric service panels:

- Obstructed panels on the interior, exterior, or dwelling units.
- Damage to breakers or fuses in the form of rust or corrosion.
- Damage to breakers or fuses in the form of melted parts, burns, arcing, or smoke damage.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Electric service panel is obstructed and not readily accessible	Moderate	30 Days	Fail
2	A fuse or breaker is physically damaged (melted, arcing scars, burns, or smoke damage)	Life Threatening	24 Hours	Fail
3	A fuse or breaker is contaminated; either water, rust or corrosion	Severe	24 Hours**	Fail

\*\*PBV/HCV Correction Timeframe for this Deficiency is 30 Days

[Electrical – Service Panel Standard V3.0 Updated 6/16/23](#)

[Electrical – Service Panel Standard V3.0 Updated 8/11/23](#)

**!** An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor standard.

*Revision: 14 — Last modified: 15 August 2023*

## 6.4. Min. Electrical & Lighting

This standard outlines a requirement to have a minimum amount of electrical receptacles and/or lighting in habitable rooms. This standard only applies to dwelling units and should not be applied to common area locations or anything outside.

This standard is a carry over from HQS and is rooted in NEC 210.70 Lighting Outlets Required

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Habitable rooms missing 2+ Outlets or 1 Outlet/1 Light Fixture	Moderate	30 Days	Fail

[Minimum Lighting and Electrical – Unit Version 3.0 – Updated 6/16/23](#)

[Minimum Lighting and Electrical – Unit Version 3.0 – Updated 8/11/23](#)

*Revision: 9 — Last modified: 15 August 2023*

## 6.5. Light Fixtures (Exterior)

This standard refers to permanently installed light fixtures on the exterior of the building or the site/grounds (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells). There are no requirements in these standards for site lighting placement or existence. However, all permanent lighting fixtures must not have :

1. Missing components
2. Damaged components such as light bulbs, sockets, and ballasts, or
3. Fixtures that are loose, damaged, and/or not secure.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A permanently installed light fixture is missing	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A permanently installed light fixture is damaged	Moderate	30 Days	Fail
1	A permanently installed light fixture is inoperable	Moderate	30 Days	Fail
1	A permanently installed light fixture is not secure/ loose	Moderate	30 Days	Fail

[Lighting – Exterior Standard V3.0 Updated 6/16/23](#)

[Lighting – Exterior Standard V3.0 Updated 8/11/23](#)

*Revision: 10 — Last modified: 15 August 2023*

## 6.6. Light Fixtures (Interior)

This standard refers to permanently installed lighting fixtures, defined as lighting controlled by a wall-mounted switch. These fixtures are inspected for:

1. Operability
2. Physical security (e.g., loose or unmounted)
3. Whether they provide adequate light for a bathroom or kitchen, or
4. A kitchen or bathroom must have sufficient illumination. In most building codes, a kitchen and bathroom must have a permanently installed light fixture and cannot rely solely on a lamp or equivalent. If a permanent lighting fixture is installed, but the lighting is such that it would be difficult to navigate the space, this deficiency could be cited.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A permanently installed light fixture is inoperable	Moderate	30 Days	Fail
2	A permanently installed light fixture is not secure	Moderate	30 Days	Fail
3	A kitchen or bathroom is missing a permanently installed light fixture	Moderate	30 Days	Fail

[Lighting – Interior Standard V3.0 Updated 6/16/23](#)

[Lighting – Interior Standard V3.0 Updated 8/11/23](#)

*Revision: 16 — Last modified: 15 August 2023*

## 7. Windows and Doors

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*Revision: 1 — Last modified: 3 April 2023*

### 7.1. Windows

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Windows are inspected on the interior of the building in both the units and common areas. The standards for windows in the dwelling units and in non-dwelling unit areas (e.g., “Common Areas”) are the same for each part of the windows. However, the severity and repair periods vary between the dwelling units and common areas.

To make this easier to differentiate, the window standards have been separated into two different sections.

Added 5/11/2023 “In the final NSPIRE Standards notice, a screen will be considered a component of the window, and will be cited if damaged, missing or not functionally adequate”

*Revision: 9 — Last modified: 19 June 2023*

#### 7.1.1. Unit Windows

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The windows in the units are inspected to determine if they function as intended, which relates to their ability to open, close, and lock. Additionally, the window’s elements relate to the physical structure, including the frame, sill, seal, weather stripping, and screens. For this inspection, all of these elements are included in the standard. However, the elements related to functionality, such as the ability to open, close, and lock, are given more weight, and windows in the dwelling units are given a more severe rating than those in the common areas.

1. NSPIRE Deficiency #4 on Windows is “Window component is damaged or missing and the window is not functionally adequate.” Functionally adequate in this scenario is defined as “cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces”. Examples of damaged or missing components that may impact the window’s functional adequacy may include, but are not limited to:
  - a. Weather stripping or seal
  - b. Pane or sash
  - c. Framing or casing
  - d. Window Screens
    - i. Condensation that is present due to a failed window seal should not be evaluated.



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A unit window will not open or stay open	Moderate	30 Days	Fail
2	A unit window cannot be secured/locked	Moderate	30 Days	Fail
3	A unit window will not close	Severe	24 Hours**	Fail
4	A unit window weather stripping or seal is damaged or missing	Moderate	30 Days	Fail
4	A unit window pane, sash, or frame is damaged or missing	Moderate	30 Days	Fail
4	A unit window is damaged or missing affecting illumination or protection from the elements	Moderate	30 Days	Fail
4	A unit window screen has a hole, tear, or cut of more than one inch	Moderate	30 Days	Fail

\*\*HCV/PBV Repair Timeframe is 30 Days for this Deficiency

[Windows Standard Updated 8/11/23](#)



Issues with Blocked Access to Windows Should be Cited Under “Hazards – Egress”

*Revision: 12 — Last modified: 9 December 2023*

## 7.1.2. Common Area Windows

Windows are inspected on the interior of the building in both the units and common areas. The windows are inspected to determine if they function as intended, which relates to their ability to open, close, and lock. Additionally, the window’s elements relate to the physical structure, including the frame, sill, seal, weather stripping, and screens. For this inspection, all of these elements are included in the standard. However, the elements related to functionality, such as the ability to open, close, and lock, are given more weight, and windows in the dwelling units are given a more severe rating than those in the common areas.

- Condensation that is present due to a failed window seal should not be evaluated.\*

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A common area window will not open or stay open	Low	60 Days	Pass
2	A common area window cannot be secured/locked	Low	60 Days	Pass
3	A common area window will not close	Moderate	30 Days	Fail
4	A common area window weather stripping or seal is damaged or missing	Moderate	30 Days	Fail
4	A common area window pane, sash, or frame is damaged or missing	Moderate	30 Days	Fail
4	A common area window is damaged or missing affecting illumination or protection from the elements	Moderate	30 Days	Fail
4	A common area window screen has a hole, tear, or cut of more than one inch	Moderate	30 Days	Fail

### [Windows Standard Updated 8/11/23](#)

Revision: 9 — Last modified: 9 December 2023

## 7.2. Garage Doors

Garage doors are frequently large enough to accommodate automobiles and other vehicles. Small garage doors may be constructed as a single panel that tilts up and back across the garage ceiling.

Garage doors are inspected for two conditions:

1. A hole in the door that penetrates entirely through, including a missing or damaged window or panel, and
2. A door that cannot open or close. A door is not required to have an electronic motor; however, if a motor is present, it must function as intended. For electronic garage doors, if the door does not open with the electronic motor, it should be cited as a door that will not open or close.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Garage door has a hole that penetrates to the interior	Moderate	30 Days	Fail
1	Garage door has a broken or missing window	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
2	Garage door will not close and remain closed	Moderate	30 Days	Fail
2	Garage door will not open and remain open	Moderate	30 Days	Fail

✳ For the purposes of this deficiency, holes may include missing (i.e., evidence of prior installation, but now not present or is incomplete) or broken panels or windows.

### [Garage Door Standard 3.0. Updated 6/16/23](#)

Revision: 9 — Last modified: 9 December 2023

## 7.3. Entry Doors

The deficiencies of the “Entry Door Standard” have been divided into two categories for the purpose of this, as there are many different deficiencies for this one item, and dividing them into “Hardware” and “Surface” issues creates more manageable groups.

✳ If an Entry Door is Fire-Rated, It Should Be Inspected Under “Fire Labeled Doors”

Revision: 3 — Last modified: 19 June 2023

### 7.3.1. Entry Door Hardware

This standard refers to doors used for entry into units, common area rooms, and other locations where there is a presumption of privacy or security between locations (e.g., from the hallway into a unit but not within a unit). “Door hardware” refers to any equipment that is part of the operation of a door, including hinges, self-closing devices, and any other installed hardware.

The hardware on entry doors must be physically tested to ensure it functions as intended. This standard does not apply to any door with fire labeling on the door.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Entry door will not open	Moderate	30 Days	Fail
2	A Unit Entry door will not close	Severe	24 Hours**	Fail
2	A Common Area Entry door will not close	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
3	Entry door self-closing mechanism is damaged, inoperable or missing	Moderate	30 Days	Fail
3	Entry door self-closing mechanism is missing (evidence of prior installation)	Moderate	30 Days	Fail
4	A Unit Entry door cannot be secured/locked	Severe	24 Hours**	Fail
4	A Common Area Entry door cannot be secured/locked	Moderate	30 Days	Fail

\*\*PBV/HCV Correction Timeline is 30 Days for this Deficiency

[Door-Entry Standard Updated 8/11/23](#)

*Revision: 15 — Last modified: 9 December 2023*

## 7.3.2. Entry Door Surface

This standard refers to doors used for entry into units, common area rooms, and other locations where there is a presumption of privacy or security between locations (e.g., from the hallway into a unit but not within a unit). This standard refers to the physical condition of the door frame and surface, including holes in the door's surface, gaps, seals, and other physical damage that impacts the door's integrity.

- Entry Door seals include both manufacturer-installed and aftermarket seals, gaskets, or stripping.
  - Entry doors designed without a seal, gasket, or stripping are not considered a deficiency.
1. NSPIRE Entry Door Standard #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." NSPIRE standards include the following examples, but are not "limited to". This suggests that this deficiency would include broad authority to cite any condition fitting the general description of a damaged or missing component not impacting privacy or security.
    - a. Insulated glass with a compromised seal;
    - b. Auxiliary (i.e., additional) installed lock;
    - c. Installed security device;
    - d. Strike plate or latch assembly;
    - e. Weather stripping on an interior door
    - f. Casing or decorative trim

Def#	Deficiency	Severity	Repair Due	HCV Rating
5	1/4 inch or greater penetrative hole in door surface	Moderate	30 Days	Fail
5	1/4 inch or greater penetrative crack in door surface	Moderate	30 Days	Fail
5	Hole or a crack with separation is present	Moderate	30 Days	Fail
5	Glass is missing within the door, side lites, or transom	Moderate	30 Days	Fail
6	Entry door is missing	Life Threatening	24 Hours	Fail
6	Common Area Entry door is missing	Severe	24 Hours**	Fail
7	2" or more of delamination or separation on door surface	Moderate	30 Days	Fail
7	The entry door frame, threshold or trim is damaged or missing	Moderate	30 Days	Fail
8	Entry door frame, threshold, or trim is damaged or missing	Moderate	30 Days	Fail
9	Gap of 1/4" around door seal/gasket & light penetration	Moderate	30 Days	Fail
9	Evidence of water penetration through damaged door seal	Moderate	30 Days	Fail
10	Entry door component is damaged, inoperable, or missing (does not affect privacy or security)	Low	60 Days	Pass

\*\*PBV/HCV Repair Timeframe for this deficiency is 30 Days

[Door-Entry Standard Updated 8/11/23](#)

Revision: 19 — Last modified: 9 December 2023

## 7.4. General Doors

This standard relates to non-fire-rated and non-entry doors on the interior or exterior of the building. On the interior of the building, these are referred to as passage doors, and on the outside, they are referred to as exterior doors. The doors should be inspected to identify

damaged, inoperable, or missing components.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	A passage door does not open	Moderate	30 Days	Fail
2	A passage door component is damaged/missing/inoperable	Low	60 Days	Pass
3	A closet door component is damaged/missing/inoperable	Low	60 Days	Pass
4	An exterior door component is damaged or missing (not entry door or fire rated)	Moderate	30 Days	Fail

[Door – General Standard V3.0 Updated 8/11/23](#)

**! This standard only applies to Non-Fire-Labeled and Non-Entry Doors**

*Revision: 13 — Last modified: 9 December 2023*

## 7.5. Fire Labeled Doors

This standard relates to all doors with a fire-resistant rating, which is part of a passive fire protection system. The existence, or lack thereof, of a fire label on a fire-rated door, does not affect these standards. If the label on the fire-rated door is missing, obscured, hidden, or painted over, the fire-rated door should still be inspected using this standard.

The standards on these doors relate to the following:

- Damaged surface and seals.
- Self-closing hardware on fire-labeled doors.
- Obstructions that prevent a fire-rated door from self-closing to the latched position.
- Fire-rated doors that do not open or have any other form of damage.
- Under this standard, all fire-labeled doors must have a self-closing device installed on the door, functioning as intended.

Objects that may prevent a fire-labeled door from closing and latching or self-closing and latching may include, but are not limited to:

1. Wood wedge
2. Kick-down door stop
3. Trash can

4. Furniture
5. Tape/ Rubber band

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Fire labeled door does not open	Severe	24 Hours**	Fail
2	Fire-labeled door is missing self-closing hardware	Severe	24 Hours**	Fail
2	A fire-labeled door has inoperable self-closing hardware	Severe	24 Hours**	Fail
3	Fire-labeled door assembly has a hole of any size	Severe	24 Hours**	Fail
3	Fire-labeled door assembly damaged (affects functionality)	Severe	24 Hours**	Fail
3	25% of a common area door surface has rust	Severe	24 Hours**	Fail
3	Common area door with broken or missing glass	Severe	24 Hours**	Fail
4	Fire-labeled door seal or gasket is damaged or missing	Severe	24 Hours**	Fail
5	Fire-labeled door is held-open with an object	Severe	24 Hours**	Fail
5	A fire-labeled door is blocked by an object	Severe	24 Hours**	Fail
6	A unit fire-labeled door cannot be secured/locked	Severe	24 Hours**	Fail
6	A common area fire-labeled door cannot be secured/locked	Moderate	30 Days	Fail
7	Fire-labeled door is missing (evidence of prior installation)	Life-Threatening	24 Hours	Fail

\*\*PBV/HCV Correction Timeframe is 30 Days for this Deficiency

[Door – Fire-Labeled Standard V3.0 Updated 8/11/23](#)

Revision: 21 — Last modified: 9 December 2023

## 8. Mechanical

Revision: 1 — Last modified: 3 April 2023

### 8.1. Elevators

An elevator is a vertical transport vehicle, generally powered by electric motors that drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston. During the inspection, the elevator certificate should be verified. However, no deficiency is included for either (a) failure to provide a certificate or (b) an expired certificate.

The inspection should include reviewing any safety devices or doors associated with the elevator. At the same time, elevators have no specific design requirement; whatever safety device is present must operate as intended.

1. The safety system should be tested by blocking the door and triggering the safety door system. To test this system, while the elevator door is closing, place an object in the path of the closing door to see if the door stops closing due to the obstruction.
2. If the elevator was not designed with a safety system, it should not be cited; only cite the issue if there is an elevator safety system and it was found to be malfunctioning.
3. Lastly, the elevator should be level with the adjoining floor. There should not be a 3/4" or greater difference between the elevator car and the adjoining floor.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Elevator is inoperable	Moderate	30 Days	Fail
2	Elevator door does not fully open or close	Moderate	30 Days	Fail
3	Elevator cab is not level (3/4" or more) with the floor	Moderate	30 Days	Fail
4	Safety edge device has malfunctioned or is inoperable	Moderate	30 Days	Fail

[Elevator Standard Updated 6/16/23](#)

[Elevator Standard Updated 8/11/23](#)

Revision: 14 — Last modified: 27 November 2023

### 8.2. Gas & Oil Leaks

If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Natural gas, propane, or oil leak	Life Threatening	24 Hours	Fail
1	There is an uncapped gas or fuel supply line	Life Threatening	24 Hours	Fail

[Leak- Gas/Oil Standard 6/16/23](#)

[Leak- Gas/Oil Standard 8/11/23](#)

*Revision: 5 — Last modified: 15 August 2023*

## 8.3. Plumbing & Water Leaks

This standard relates to leaks in plumbing systems and leaks from HVAC and domestic hot water systems. This section includes the following:

1. Water leaks into a building from environmental issues.
  - a. Look for any leaking or discoloration.
  - b. Look for swelling window sills or moisture around the interior of windows or doors.
  - c. Look for deteriorating components on the ceiling or walls.
  - d. Examine the interior for cracks, failing window glazing, and anywhere else that water could intrude.
2. Leaks in plumbing systems.
  - a. Look for mold or mildew, peeling paint or wallpaper, a wall that is warped or stained for no apparent reason, or a buckled, cracked, or water-stained floor or ceiling.
  - b. Inspect all visible plumbing connections, including gas traps, supply lines, and direct connections to the fixture.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Environmental water intrusion	Moderate	30 Days	Fail
2	Plumbing leaks	Moderate	30 Days	Fail
2	Plumbing leak observed Outside	Low	60 Days	Pass
3	Fluid is leaking from a sprinkler assembly	Moderate	30 Days	Fail
3	Fluid is leaking from a sprinkler assembly Outside	Low	60 Days	Pass

[Leak Standard V3.0 Updated 6/16/23](#)

**!** Any plumbing or environmental water leak should be cited with this standard. This includes evidence of leaks on ceilings, floors, walls, toilets, sinks, dishwashers, water heaters, central water supply, sewer lines, etc.

*Revision: 19 — Last modified: 5 August 2023*

## 8.4. Sanitary Leak

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This standard relates to leaks in sanitary systems. This section includes the following:

1. Sanitary system clean-outs.
2. Leaking in Sewage Systems

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Blocked sewage system.	Severe	24 Hours**	Fail
2	Leak in the sewage system	Severe	24 Hours**	Fail
3	Cap to the cleanout is detached or missing	Moderate	30 Days	Fail
4	Cleanout cap or riser is damaged	Moderate	30 Days	Fail

\*\*PBV/HCV Repair Timeframe for this deficiency is 30 Days

[Leak - Sanitary - 6/18/23](#)

[Leak - Sanitary - 8/11/23](#)

*Revision: 5 — Last modified: 15 August 2023*

## 8.5. Water Heaters

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Water heaters include all devices designed to generate and store hot water for domestic use. Typical domestic uses of water heaters include providing hot water for cooking, cleaning, bathing, and space heating. Several elements of the water heater are observed during the inspection:

1. Pressure relief valve and extension pipe. Water heaters have a pressure relief valve and an extension pipe attached to the valve that needs to extend within 6" of the floor and be comprised of proper material.
2. Exhaust: the exhaust on water heaters needs a continuous upward slope so the gases expelled from the exhaust do not get trapped indoors. The exhaust ductwork also must be constructed from appropriate materials.
3. The exhaust pipe must have no holes, disconnected pieces, or misalignment at connections along the flue pipe that could allow the venting of dangerous gases into the dwelling.
4. Check taped joints to ensure the tape does not cover a void in the flue pipe.

Acceptable relief valve discharge piping materials include:

- 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)

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Pressure relief valve or discharge pipe is obstructed	Severe	24 Hours**	Fail
1	Pressure relief valve discharge piping is damaged	Severe	24 Hours**	Fail
1	Pressure relief valve has an active leak	Severe	24 Hours**	Fail
2	Hot water does not dispense from a faucet or other fixture	Severe	24 Hours**	Fail
2	Common Area faucet does not dispense hot water	Low	60 Days	Pass
3	Pressure relief valve discharge piping is missing	Moderate	30 Days	Fail
3	Pressure relief valve terminates higher than 6" or less than 2" from the floor	Moderate	30 Days	Fail
3	Pressure relief valve is damaged, capped, has an upward slope, or is constructed of unsuitable material	Moderate	30 Days	Fail
4	Chimney or flue piping is blocked, misaligned, missing, or has a negative downward slope	Life Threatening	24 Hours	Fail
5	Gas shutoff valve is damaged, missing, or not installed	Life Threatening	24 Hours	Fail

\*\*PBV/HCV Correction Timeframe is 30 Days for this Deficiency

[Water Heater Standard V2.2 Updated 6/23/22](#)

Revision: 30 — Last modified: 27 November 2023

## 8.6. Clothes Dryers

Clothes dryers are inspected for several factors, with most emphasis on the dryer exhaust system. The system is connected to the clothes dryer vent outlet that exhausts air from the dryer blower to a designated area. Remove combustion gases (including carbon monoxide), heated air, moisture, and lint from the dryer to a designated area.

- 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.
- Look at the exhaust ventilation system and identify the flexible duct line and the entire duct line that runs from the back of the dryer.
- Look for crushed pipe or any unintentional kinks in the duct line.
- Look at the exhaust ventilation system and identify the flexible duct line and the entire duct line that runs from the back of the dryer.
- Look for crushed pipe or any unintentional kinks in the duct line.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Electric dryer transition duct is detached or missing	Life Threatening	24 Hours	Fail
2	Gas dryer transition duct is detached or missing	Life Threatening	24 Hours	Fail
3	Electric dryer exhaust ventilation system has restricted airflow	Life Threatening	24 Hours	Fail
4	Exterior dryer vent cover or cap is missing	Low	60 Days	Pass
5	Dryer transition duct is not constructed of metal or an approved material	Life Threatening	24 Hours	Fail
6	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted	Life Threatening	24 Hours	Fail

[Clothes Dryer Exhaust Ventilation Standard V3.0 Updated 6/23/22](#)

*Revision: 11 — Last modified: 18 July 2023*

## 8.7. Heating and Cooling (HVAC)

*Revision: 16 — Last modified: 29 June 2023*

## 8.7.1. Min. HVAC Requirements

The heating and cooling system is inspected to determine if the equipment is safe and functional. There are three systems evaluated under this standard:

Heating: A system consisting of a heat source and method of distribution designed to heat the surrounding air and area.

- A permanently installed heating source is installed and self-fueled.
- A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
- A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood-burning stoves that are not self-fueled.
- Ventilation: A method of air distribution by air ducts to transfer air from one location to another. Air can be distributed passively or forced.
- Air conditioning: A system consisting of a cooling source and method of distribution designed to cool the surrounding air and area.

A permanently installed heating source may not be: –

1. A cooking appliance.
2. Portable space heaters.
3. Fireplaces or wood stoves.
4. This deficiency does not apply to:
  - a. Mechanical rooms or closets.
  - b. Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands.

### Inspection Procedure

- Determine exterior air temperature at the time of the inspection.
- Engage permanently installed heating source to verify functionality.
- For air conditioners, place a hand near the system or device to feel for conditioned air.
- If the heating system cannot be turned on due to design (e.g., system that is switched from a boiler to a chiller during the summer; a fuel-burning heating system that will not engage when the outside temperature is above a certain threshold), then do not evaluate under this deficiency.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	HVAC system is damaged/inoperable/missing (interior temp less than 64 degrees)	Life Threatening	24 Hours	Fail
2	HVAC is functioning but cannot provide interior temp greater than 68 degrees	Severe	24 Hours **	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
7	A heating system is damaged/inoperable/missing (4/1-9/30)	Moderate	30 Days	Fail
9	Common area HVAC is not working between 10/1 and 3/31	Moderate	30 Days	Fail

[Heating, Ventilation, and Air Conditioning \(HVAC\) Standard V3.0 Updated 6/16/23](#)

[Heating, Ventilation, and Air Conditioning \(HVAC\) Standard V3.0 Updated 8/11/23](#)

\*\*HCV/PBV Repair Timeline for this standard is 30 days

! A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

Revision: 9 — Last modified: 15 August 2023

## 8.7.2. HVAC Equipment

The heating and cooling system is inspected to determine if the equipment is safe and functional.

### Inspection Procedure

- Look at the system or device to confirm the exhaust vent is: – present; properly connected through to the ceiling or wall; and free of any holes or blockage due to bending, warping, collapse, or foreign material.
- Visually inspect the combustion-fueled heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.

Def#	Deficiency	Severity	Repair Due	HCV Rating
3	Unit Air conditioning system is not operational	Moderate	30 Days	Fail
3	Common area air conditioning inoperable/damaged	Low	60 Days	Pass
4	Unvented gas, oil, or kerosene space heater is present.	Life Threatening	24 Hours	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
5	Combustion-Fueled HVAC Missing Cover or Gas Shut off Valve	Life Threatening	24 Hours	Fail
6	HVAC device safety shield is damaged or missing	Severe	24 Hours**	Fail
8	Exhaust vent is misaligned, blocked, disconnected, or improperly connected	Life Threatening	24 Hours	Fail
8	HVAC exhaust vent has a negative downward slope	Life Threatening	24 Hours	Fail
8	HVAC exhaust vent is damaged or missing	Life Threatening	24 Hours	Fail

[Heating, Ventilation, and Air Conditioning \(HVAC\) Standard V3.0 Updated 6/16/23](#)

[Heating, Ventilation, and Air Conditioning \(HVAC\) Standard V3.0 Updated 8/11/23](#)

\*\*HCV/PBV Repair Timeline for this standard is 30 days

**!** A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

*Revision: 15 — Last modified: 15 August 2023*

## 8.8. Floor Drains

This standard refers to a sanitary drain opening on a floor in the common or public area and dwelling units. This can include a strainer, grate, covers, trap, and trap seal. This standard covers two conditions: When the drain is blocked as evidenced by standing water, or if a condition is observed that would prevent water from draining properly. These drains are typically found in mechanical rooms, laundry rooms, and restrooms.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Sanitary drain is fully blocked/obstructed	Moderate	30 Days	Fail

[Floor Drain Standard Updated 6/23/22](#)

*Revision: 8 — Last modified: 18 June 2023*

## 9. Hazardous Conditions

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*Revision: 1 — Last modified: 3 April 2023*

### 9.1. Blocked Egress

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This standard relates to scenarios where the primary means of egress in a unit or building is blocked, obstructed, do not open, or utilizes hardware that requires a key to operate.

#### Blocking Egress & Rescue Openings

1. Resident-owned property should not be evaluated as an obstruction to the fire escape access
2. The primary egress to a unit is typically the entry door
3. Any door in the unit cannot have a double-keyed lock or a lock that cannot be operated from the inside of the room present on a door (e.g., padlock)
4. Any window that exits to a fire escape on any floor cannot be obstructed – however, resident-owned items should not be considered when reviewing windows that open to a fire escape
5. 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.
6. Any egress bedroom window blocked by stored items **Not Owned by a Resident** should be cited.
7. Any windows that can be used as a means of egress, primary or otherwise, must be able to open fully.
8. All egress doors must be able to open and close and be free of any obstructions completely.
9. Permanently installed window-mounted air conditioners should be cited as blocked egress. However, temporarily mounted air conditioners owned by a resident should not be cited.

#### Other Terminology Used on This Standard.

- Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side) should be cited as blocked egress.
- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building or a window that is the designed egress point to a designated fire escape.
- Any stored items that block the unit's\* entry door egress\* should be cited, even if the condition results from housekeeping or other resident behavior.
- A keyed exterior gate or fence is considered a condition that may obstruct the means of egress



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Obstructed means of egress in a Common Area	Life Threatening	24 Hours	Fail
1	The Outside exit discharge is obstructed	Life Threatening	24 Hours	Fail
1	Double-keyed cylinder present on any door	Life Threatening	24 Hours	Fail
1	Egress door or windows does not fully open	Life Threatening	24 Hours	Fail
1	Keyed window lock present on an egress window	Life Threatening	24 Hours	Fail
1	Obstructed means of egress at a Unit's Entry Door	Life Threatening	24 Hours	Fail
2	Double-keyed cylinder present on a bedroom door	Life Threatening	24 Hours	Fail
2	Bedroom door or windows does not fully open	Life Threatening	24 Hours	Fail
2	Keyed window lock present on a bedroom window	Life Threatening	24 Hours	Fail
2	Permanent Air Conditioner in Bedroom Window	Life Threatening	24 Hours	Fail
2	Sleeping Room (3rd Fl or Below) Obstructed Rescue Opening	Life Threatening	24 Hours	Fail
2	Window or door requires a key or special knowledge to operate from the egress side	Life Threatening	24 Hours	Fail
2	Window or door malfunctioning, preventing access to a means of egress	Life Threatening	24 Hours	Fail
2	A door with moveable security bars requires a key to operate the lock	Life Threatening	24 Hours	Fail
3	Fire escape access is obstructed	Life Threatening	24 Hours	Fail

[Egress Standard Updated 6/16/23"](#)

[Egress Standard Updated 8/11/23"](#)

## 9.2. Sharp Edges

Sharp edges refer to any component or item on a property on the interior, exterior, or dwelling units with a sharp edge that can cause physical damage. Examples of sharp edges in the Inside area include but are not limited to broken glass, damaged tile with an exposed edge, or a damaged handrail.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any item or component has a sharp edge that can puncture or cut	Severe	24 Hours**	Fail

\*\*HCV/PBV Correction Timeframe for This Deficiency is 30 Days

[Sharp Edge Standard V3.0 Updated 6/16/23](#)

Revision: 8 — Last modified: 19 June 2023

## 9.3. Infestation

This deficiency should be recorded if there are potentially disease-carrying animals or insects. This category includes insects, rodents, and other pests observed inside, outside, or in dwelling units. Pests can include bees, wasps, termites, bedbugs, ants, spiders, cockroaches, fruit flies, flies, etc., and mammals such as rats, mice, nutria, possum, raccoons, armadillos, bats, birds, squirrels, gophers, etc. Additionally, reptile infestation can be cited if snakes or iguanas are found inside the building.

This deficiency should be cited even if management or ownership has preventive measures in place, such as extermination contracts. Additionally, the culpability of resident behavior, such as poor housekeeping or improper storage, should have no bearing on whether or not this deficiency is cited.

1. Cockroaches: Evidence of cockroaches is indicated by the presence of dead or live cockroaches, shed skins, droppings (tiny black specks or smears), and egg cases (brown, oblong cases: 5–9 mm long).
  - a. The first observation of cockroach infestation should be evaluated under Deficiency #1. Each additional observation should be evaluated under Deficiency #2.
2. Bedbugs: Look near headboards, drapes, mattresses, couches, corners of walls, and near outlets for evidence of bedbugs (e.g., live or dead bedbugs, feces, eggs, or blood trails). Enter bedrooms in the Unit and use a flashlight to search edges at the sides of the bed and along the headboard, baseboard, and wall nearest the bed as well as the corners of

the wall and the ceiling. Do not remove a resident's bedding or personal items for this inspection.

- a. The first instance of this deficiency during an inspection should be cited under Deficiency #3, subsequent instances cited under Deficiency #4.
3. Mice: Look in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater for evidence of mice, such as droppings (the size of a grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and smell. Record a deficiency if there is a sticky pad or trap with a mouse on it. Do not record a deficiency if there is a sticky pad or trap without a mouse.
  - a. The first instance of this deficiency during an inspection should be cited under Deficiency #5, subsequent instances cited under Deficiency #6.
4. Rats: Look in all areas where trash and food are prevalent for rat burrows, rat droppings (shiny, black, and 1/2 to 3/4 of an inch long), or chewed holes in exterior door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long). Record a deficiency if a sticky pad or trap has a rat on it. Do not record a deficiency if there is a sticky pad or trap without a rat.
5. Other Pests: Look for evidence of other pests intruding on an interior area. Look for ant trails near food storage areas. Look for wasp nests and beehives present in an interior area. Look for evidence that squirrels, birds, or bats have penetrated the building covering and are nesting inside a building.

## Inspection Instructions

To properly inspect for infestation, the inspector should use a flashlight and inspection mirror and examine areas commonly infested by insects and rodents. This includes all elements of a kitchen (cabinets, appliances, sinks), tops of doors in units, circuit breakers, outlets and switches, bathrooms, and all mechanical rooms. In bedrooms, areas around beds, along the headboard, and wall areas around the bed should be inspected for bedbugs with a flashlight.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Evidence of cockroaches (One Live Roach or Evidence of Infestation)	Moderate	30 Days	Fail
2	Extensive cockroach infestation (Live cockroaches in 2+ Locations in a Building)	Moderate	30 Days	Fail
2	Extensive cockroach infestation (Live cockroaches in 2+ Rooms in a Unit)	Severe	24 Hours**	Fail
3	Evidence of bedbugs	Moderate	30 Days	Fail
4	Evidence of bedbugs in 2+ Rooms (Extensive)	Severe	24 Hours**	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
4	Evidence of bedbugs in 2+ Locations (Extensive)	Moderate	30 Days	Fail
5	Evidence of mice	Moderate	30 Days	Fail
6	Evidence of mice in 2+ Rooms (Extensive)	Severe	24 Hours**	Fail
6	Evidence of mice in 2+ Locations (Extensive)	Moderate	30 Days	Fail
7	Evidence of rats	Moderate	30 Days	Fail
8	Evidence of extensive rat infestation (One Live Rat Observed)	Severe	24 Hours**	Fail
9	Evidence of other pests	Moderate	30 Days	Fail

\*\*PBV/HCV Correction Timeline is 30 Days for this Deficiency

[Infestation Standard V3.0 Updated 6/16/23](#)

[Infestation Standard V3.0 Updated 8/11/23](#)

Revision: 24 — Last modified: 15 August 2023

## 9.4. Tripping Hazards

Tripping hazards have the same definitions on the exterior, interior, and dwelling units. Tripping hazards are defined as abrupt changes in vertical elevation or horizontal separation on any walking surface along the normal path of travel. There must be a difference of 3/4" in the walking path for vertical tripping hazards, and for horizontal hazards, the hazard must show at least two inches of separation. If the walking area has an engineer-designed gap or vertical difference, this is not a tripping hazard (e.g., a raised manhole or a plant grate designed in the middle of a path of travel).

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Tripping hazard – 3/4" vertical difference	Moderate	30 Days	Fail
1	Tripping hazard – 2" horizontal separation	Moderate	30 Days	Fail

[Trip Hazard Standard V3.0 Updated 6/16/23](#)

[Trip Hazard Standard V3.0 Updated 8/11/23](#)

- ✿ If the walking area has an engineer-designed gap or vertical difference, this is not a tripping hazard (e.g., a raised manhole or a plant grate designed in the middle of a path of travel). Also (Added 8/11/23): An intentional transition from a walking surface to a doorway or entrance.

Revision: 13 — Last modified: 15 August 2023

## 9.5. Flammables or Combustibles

Flammable and combustible materials must be appropriately stored to prevent accidental fires. This deficiency can be cited in the interior and exterior of the building. This deficiency is commonly found within a unit near mechanical equipment such as water heaters, furnaces, kitchen appliances, and attics or basements. This deficiency should be cited for flammables and combustibles stored on or near ignition sources or improperly stored chemicals.

- Combustible items such as hairspray, nail polish remover, butane lighter fluid, charcoal lighter fluid, or paint thinner in their original containers cannot be stored within three feet of a heat appliance or fuel-burning water heater, should be recorded as a deficiency.
- Easily combustible items such as paper, plastic, clothing, etc., within three feet of a heat appliance or fuel-burning water heater, should be recorded as a deficiency.
- Petroleum products such as gasoline, kerosene, or propane should never be stored in a unit, even if not near an ignition source.
- Any gas-powered equipment, including propane tanks, may be stored outside a unit and inside any storage room that is only accessible outside the building.
- Excluding heating oil in a heating oil tank, petroleum products (e.g., gasoline, kerosene, or propane) should never be stored in the Unit or Inside areas.
  - A combustible item in its original container and stored in a safe place (e.g., under a kitchen sink, in a hall closet, etc.) is not a deficiency.
  - Electrical components should not be evaluated as ignition sources under this standard.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Combustible/Flammables material is on or within 3 feet of an HVAC appliance	Life Threatening	24 Hours	Fail
1	Combustible/Flammables material is on or within 3 feet of a fuel burning Water Heater	Life Threatening	24 Hours	Fail
1	Improperly Stored Chemicals (Paint, Gasoline, etc)	Life Threatening	24 Hours	Fail

## Flammable and Combustible Item V3.0 Updated 6/16/23

**!** This standard does not include an exception for flammable or combustible materials owned by a resident

Revision: 19 — Last modified: 19 June 2023

## 9.6. Lead Based Paint

For properties constructed before 1978, there is a possibility that paint on the interior or exterior of the building may contain lead. Lead-based paint (LBP) is paint or another surface coating that contains lead equal to or exceeding federal regulatory levels, currently 1.0 milligrams per square centimeter or 0.5 percent by weight. Deteriorated paint or surface coatings found in homes built before 1978 are LBP hazards if the paint is LBP. For this standard, if the property profile states that the property was constructed pre-1978, it is assumed that all painted structures were built pre-1978.

On the interior of the building (units and all common areas), any peeling paint should be assumed to have possible lead-based paint hazards.

1. For large Outside surfaces:
  - a. Look at painted exterior surface areas, including siding, fascia, soffit, trim, patios or decks, fencing, and any other large painted surfaces outside the building. Examine these areas for peeling or deteriorated paint, damage to the surface, such as holes that expose paint layers, and friction on painted surfaces.
2. For large surfaces in the unit or inside (e.g., walls, ceilings, and floors):
  - a. Evaluate the approximate length and width of the damage or deterioration. Determine the total area, per room, of the peeling or deteriorated paint.
3. For small components in the unit or inside (e.g., windowsills, window trough, trim):
  - a. Check painted surfaces subject to friction (e.g., painted steps, doors that rub on the jamb, wood window sashes) or impact (e.g., doorknobs that bang on walls) for wear. If wear is visible, include the worn area in the total deteriorated area.

For HUD REAC Properties, the owner/agent will be able to provide evidence of (a) no children under the age of six present, (b) detailed risk assessment documentation/paint testing.

*In the absence of a lead-based paint inspection, risk assessment, or paint testing as described at 24 CFR 35.1320(a) and (b), the POA shall presume that all painted surfaces contain lead-based paint in accordance with 24 CFR 35.120.*

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	On a small interior surface on a pre-1978 building, MORE than	Severe	30	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
	10% of component is affected		Days	
1	On a small interior surface on a pre-1978 building, LESS than 10% of the component is affected.	Moderate	30 Days	Fail
2	On a large interior surface on a pre-1978 building, MORE than 2 S.F. of paint has deteriorated	Severe	24 Hours**	Fail
2	On a large interior surface on a pre-1978 building, LESS than 2 S.F. of paint has deteriorated	Moderate	30 Days	Fail
3	On an exterior wall of a pre-1978 building, Deteriorated paint is less than or equal to 20 square feet	Moderate	30 Days	Fail
4	On exterior wall a pre-1978 building, Deteriorated paint is MORE than 20 square feet	Severe	24 Hours**	Fail

\*\*PBV/HCV Correction Timeframe for this Deficiency is 30 Days

[Potential Lead-Based-Paint Hazard – Visual Assessment Standard V3.0 Updated 6/16/23](#)

[Potential Lead-Based-Paint Hazard – Visual Assessment Standard V3.0 Updated 8/14/23](#)

✿ The unit corresponds to “Interior,” Inside corresponds to “Common Areas,” and Outside corresponds to “Exterior” in the Lead Safe Housing Rule (24 CFR Part 35, Subparts B-R).

Revision: 18 — Last modified: 29 August 2023

## 9.7. Mold-Like Substances

This standard refers to moisture damage to interior surfaces. Under the NSPIRE standards, HUD refers to this as a “mold-like substance.” A “mold-like substance” can include regular or irregular patches or spots on surfaces that may be colored differently than the surface (coloration can be white, green, yellow, gray, brown, or black) and can be raised from the surface.

- A “mold-like substance” can appear “fuzzy” or “cottony,” and a musty or earthy odor can be associated with it.
- Detecting a musty or earthy odor alone is not to be recorded under this standard; visual observation of a “mold-like substance” is required.
- “Mold-like substance” would also include what is often identified as “mildew,” i.e., small patches, generally on non-porous surfaces, and dusty (friable) when dry.
- Mildew is generally a thin surface growth that can be wiped off easily.

- Algae are not to be recorded (algae are grass-green).
- This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Moisture damage on a surface from 4 Sq. In.to 1sf.(Units))	Moderate	30 Days	Fail
1	Moisture damage on a surface from 4 Sq. In. to 1 S.F.(Common Areas)	Low	60 Days	Pass
2	Moisture damage on a surface from 1 to 9 S.F. (Units)	Severe	24 Hours**	Fail
2	Moisture damage on a surface from 1 to 9 S.F. (Common Areas)	Moderate	30 Days	Fail
3	Moisture damage on a surface more than 9 S.F. (Units)	Life Threatening	24 Hours	Fail
3	Moisture damage on a surface more than 9 S.F. (Common Area)	Severe	24 Hours**	Fail
4	Elevated moisture level in a unit	Moderate	30 Days	Fail
4	Elevated moisture level in a common area	Low	60 Days	Pass

\*\*PBV/HCV Correction Timeframe is 30 Days for this Deficiency

[Mold-Like Substance Standard V3.0 Updated 6/16/23"](#)

[Mold-Like Substance Standard V3.0 Updated 8/11/23"](#)

*Revision: 21 — Last modified: 15 August 2023*

## 9.8. Litter or Discarded Items

This deficiency refers to improperly discarded garbage or litter on the common area of a building or the site/grounds of the property. Small discarded items, such as garbage or litter, should only be cited if ten or more items are observed in a 100-square-foot area. Any large discarded items such as furniture, appliances, or large garbage should also be cited if it has been improperly stored.



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Ten or more discarded items or pieces of litter in a 100 S.F. area on the Site/Outside	Low	60 Days	Pass
1	Large items (furniture, appliances, etc.) discarded improperly on the Site/Outside	Low	60 Days	Pass
1	Ten or more discarded items or pieces of litter in a 100 S.F. area in the Common Areas	Moderate	30 Days	Fail
1	Large items (furniture, appliances, etc.) discarded improperly in the Common Areas	Moderate	30 Days	Fail

### [Litter Standard V3.0 Updated 6/16/23](#)



The litter standard should not be applied to units

Revision: 11 — Last modified: 27 November 2023

# 10. Site and Grounds

Revision: 1 — Last modified: 3 April 2023

## 10.1. Address and Signage

Property signage includes signs near building entrances, either above or alongside the entrance or on a nearby post, as well as roadway entrances. This category can include large monument signs and any other signs that identify the location of the property, its name, or other relevant information. When inspecting the property's signage, a deficiency should be cited if the signage elements are broken, illegible, or not visible. Particular attention should be paid to the property's address on signage, which should be legible and visible. This can include the following conditions:

- The property address is obscured by vegetation or other object and is not legible,
- The property address is not legible due to physical damage.
- Site signage is physically damaged or broken.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Address, signage, or building identification codes are broken, illegible, or not visible	Moderate	30 Days	Fail

[Address and Signage Standard V3 Updated 6.16.23](#)

[Address and Signage Standard V3 Updated 8.11.23](#)

Revision: 10 — Last modified: 15 August 2023

## 10.2. Fences and Gates

Fences are only inspected if the fence, upright structure (e.g., solid wall), form a security perimeter. The type of fence does not impact the standards in any way. All security fences should be inspected to determine if the fence is leaning, components are missing and creating a hole of more than 20% of a single section, or if the gate on a fence is found to be inoperable or damaged. When inspecting a fence, check the fence posts and ensure that the posts do not have damage that would allow the fence or wall to become unstable, lean, or collapse.

- This item includes, but is not limited to, utility fencing, pool fencing, fencing around unprotected heights, storm water management pond, daycares, as well as associated gates. This item does not include non-security perimeter (i.e., intended to provide full or partial enclosure of a property along or near the property lines), landscape, or decorative fencing.

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Previously this deficiency included “fully enclosing an area of ground to mark a boundary and control access. A fence must be four feet or greater.” Updated 8/11/23 to remove this language.

### Inspection Procedure

- Look at each section of the fence for missing pickets or fence portions.
- Open the gate fully.
- Close the gate fully and latch the gate.
- Attempt to open the gate without engaging the latch.
- Attempt to open the locked gate while engaging the latch.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Hole in Security Fence Larger than 20% of a Section	Moderate	30 Days	Fail
2	Gate will not close	Moderate	30 Days	Fail
2	Gate will not open	Moderate	30 Days	Fail
2	Gate will open when locked or latched	Moderate	30 Days	Fail
2	Security Fence gate lock or latch inoperable	Moderate	30 Days	Fail
3	Security Fence shows signs of collapsing	Moderate	30 Days	Fail

[Fences – Security Standard V3.0 Updated 6.16.23](#)

[Fences – Security Standard V3.0 Updated 8.11.23](#)

*Revision: 35 — Last modified: 29 August 2023*

## 10.3. Retaining Walls

Under the NSPIRE standards, retaining walls are only inspected if they are more than 24 inches in height. A retaining wall is designed to retain soil, rock, and gravel at various grades and heights. The wall should be inspected to ensure it is not leaning away from the fill side – i.e., away from the side with dirt or rocks. The wall should also be inspected to ensure that the wall is not more than 90 degrees from the base of the slope.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Retaining wall is leaning away from the fill side	Moderate	30 Days	Fail
2	Retaining wall is partially or completely collapsed.	Moderate	30 Days	Fail

[Retaining Wall Standard V3.0 Updated 6/16/23](#)

✱ A retaining wall that is not adjacent to a walking surface or 24" or less should NOT be evaluated.

Revision: 11 — Last modified: 20 June 2023

## 10.4. Parking Lots

The parking lot standard is confined to two conditions: potholes and ponding water or ice affecting more than 5 percent of the parking area. For this standard, parking areas/lots include parking areas of all materials (gravel, dirt, pavers, asphalt) and include wheel stops and gravel.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any one pothole is greater than 4" deep and 1 SF in area	Moderate	30 Days	Fail
2	Water or ice ponding more than 3" deep and affecting 5% of parking area	Moderate	30 Days	Fail

[Parking Lot Standard V3.0 Updated 6/16/23](#)

[Parking Lot Standard V3.0 Updated 8/11/23](#)

Revision: 14 — Last modified: 15 August 2023

## 10.5. Private Roads and Driveways

This standard covers driveways and private roads of any material (asphalt, concrete, dirt, gravel, paving stones), expansion joints, curbing, gutters, utility access covers, and rebar. These areas are inspected for two deficiencies – potholes and significant obstructions. The pothole standard is the same as the parking area standard, utilizing two measurements to determine if a pothole is present.

Secondly, obstructions would include scenarios where the road is blocked or impassable, such as downed trees, impassable holes, large snowbanks, parked cars, or flooding that prevents the road or driveway from being accessed. This element can also include inoperable roadway gates but should not include temporary blocking, such as construction cones.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Road or driveway access to the property is blocked or impassable	Severe	24 Hours**	Fail
2	Any one pothole is greater than 4" deep and 1SF or	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
	Greater			

\*\*HCV/PBV Correction Timeframe is 30 Days for this deficiency

[Private Roads and Driveways Standard V3.0 Updated 6/16/23](#)

Revision: 9 — Last modified: 18 June 2023

## 10.6. Walkways and Ramps

This standard for walkways, sidewalks, and ramps specifically addresses walking surfaces that are blocked or obstructed. “Blocked and obstructed” has two definitions: first, large fixed objects prevent access to a walkway or ramp. Secondly, where the width and height of a walkway are restricted, preventing it from being used for travel.

The second of these refers to standards from the Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act (ADA), both of which establish a standard that accessible routes should be 36” wide at all times and not have any objects in the path of travel that are less than 80” from the surface. The vertical clearance deficiency is not included in HUD’s NSPIRE standards as of the date of this manual; however, it is consistent with a standard of an impassable walking surface.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Walkway/ramp is obstructed and reduced to less than 36”	Moderate	30 Days	Fail
1	Vertical clearance obstruction less than 80” in walkway	Moderate	30 Days	Fail
1	Sidewalk, walkway, or ramp is blocked or impassable	Moderate	30 Days	Fail
2	Sidewalk, walkway, or ramp is not functionally adequate	Moderate	30 Days	Fail
2	Walking surface is damaged and cannot be safely traveled	Moderate	30 Days	Fail
2	Walking surface has dimensional changes/unsafe	Moderate	30 Days	Fail
2	Walking surface comprised of unstable materials	Moderate	30 Days	Fail

[Sidewalk, Walkway, and Ramp Standard V3.0 Updated 6/16/23](#)

✿ Overgrown vegetation may result in a walkway being blocked or impassable.

Revision: 15 — Last modified: 27 November 2023

## 10.7. Site Drainage

Site drainage refers to exterior systems that direct surface water, such as French drains, culverts, ditches, retention, detention basins, and curbing. This deficiency also includes grounds erosion close to structures such as fences, walls, foundations, parking areas, and walking surfaces. Erosion for this standard must be either a deterioration of soil that exposes the foundation footer or erosion more than two feet from a structure, fence, wall, or walkway. The depth of the deterioration is equal to or more than the distance from the item. For instance, an area of the grounds with an eroded area five feet in depth and five feet from the building would be considered a deficiency. At the same time, an area of grounds erosion 2 feet in depth and 10 feet from any structure, fence, wall, or walkway would not be considered a deficiency.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Standing water is present above the outflow pipe entrance.	Low	60 Days	Pass
1	Drainage is blocked, and water is unable to drain properly	Low	60 Days	Pass
2	Ground erosion at a building's foundation that is 2' in depth and length or more	Low	60 Days	Pass
2	Erosion is present, and the footer is exposed.	Low	60 Days	Pass
3	Grate is not secure or does not cover the site drain opening	Moderate	30 Days	Fail

[Site Drainage Standard V3.0 Updated 6/16/23](#)

Revision: 12 — Last modified: 27 November 2023

# 11. Structural

This standard refers to a condition observed during the inspection which reveals a sign of an imminent failure of a building's structure or surrounding areas, which, if unaddressed, could result in bodily harm. This can include load-bearing systems within the structure and any accessible areas within the common interior areas and dwelling units in areas such as balconies, decks, patios, and basements. It can also include issues on the grounds of appurtenant structures such as playgrounds and patios. The conditions expected under this standard would include large cracks which show signs of structural collapse, serious failure such as sudden settlement, or, as a result of the structural shifting, the residents can no longer maintain proper security in their units.

Deficiency	Rating	Due	Pass/ Fail
Structural system exhibits signs of serious failure and may threaten the resident's safety	Life Threatening	24 Hours	Fail

[Version 3.0, Updated 6/16/23](#)

*Revision: 4 — Last modified: 19 June 2023*

## 11.1. Structural System

This standard refers to a condition observed during the inspection which reveals a sign of an imminent failure of a building's structure or surrounding areas, which, if unaddressed, could result in bodily harm.

- This can include load-bearing systems within the structure and any accessible areas within the common interior areas and dwelling units in areas such as balconies, decks, patios, and basements. It can also include issues on the grounds of appurtenant structures such as playgrounds and patios.
- The conditions expected under this standard would include large cracks which show signs of structural collapse, serious failure such as sudden settlement, or, as a result of the structural shifting, the residents can no longer maintain proper security in their units.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any load-bearing device, wall, or ceiling that exhibits signs of structural failure	Life Threatening	24 Hours	Fail
1	Foundation or other support exhibits signs of serious structural failure	Life Threatening	24 Hours	Fail

[Structural Standard V3.0 Updated 6/16/23](#)

! If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.

Revision: 8 — Last modified: 18 June 2023

## 11.2. Roofing

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Roofing is designed to protect the interior from exterior elements and collect and redirect the accumulation of precipitation from the roof surface to the ground or drainage system. Inspecting roofing elements can be performed on a flat roof by physically accessing the roof and examining the roofing membrane, associated components, and drains. The roofing surfaces have to be inspected to ensure that there is no damage to the roofing membrane, shingles, or any other materials such as gutters, downspouts, flashing, roofing ventilation, or soffit/fascia. The roofing material and associated components can be inspected from the ground for gabled roofs.

This standard has been divided into two categories

1. Roof Drains and Ponding
  - a. Gutters, Drains, and Downspouts
  - b. Ponding
2. Roof Assembly
  - a. Soffit, Fascia, Vents
  - b. Roof Surface
  - c. Roof Substrate

[Roofing Standard V3.0 Updated 6/16/23](#)

Revision: 7 — Last modified: 18 June 2023

### 11.2.1. Roof Drains and Ponding

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Issues related to Roof Drains and Ponding include damaged gutters and drains, as well as standing water on the roofing.

1. Gutters and Downspouts
  - a. Buildings are not required to have gutters or downspouts
  - b. Any missing components on the building's gutters and downspouts should be cited



Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Debris is limiting the ability of water to drain	Moderate	30 Days	Fail
1	25 SF +/- ponding water above/around a roof drain	Moderate	30 Days	Fail
2	Gutter component is damaged	Moderate	30 Days	Fail
2	Gutter component is missing	Moderate	30 Days	Fail
2	Gutter component is unsecured	Moderate	30 Days	Fail
3	25 S.F.+ standing water on a flat roof (not near a drain)	Moderate	30 Days	Fail

[Roofing Standard V3.0 Updated 6/16/23](#)

[Roofing Standard V3.0 Updated 8/11/23](#)

✱ Roof ponding issues only apply to flat roofs

Revision: 6 — Last modified: 15 August 2023

## 11.2.2. Roof Assembly

The roofing surfaces have to be inspected to ensure that there is no damage to the roofing membrane, shingles, or any other materials such as scuppers, flashing, roofing ventilation, or soffit/fascia. The roofing material and associated components can be inspected from the ground for gabled roofs.

1. Exposed Substrate on roofing can include missing or damaged shingles, membranes, or tiles
2. “Intentional” penetrative holes refer to common roofing vents such as gable vents, soffit vents, or other roof vents.

Def#	Deficiency	Severity	Repair Due	HCV Rating
4	Any amount of roofing substrate is exposed	Moderate	30 Days	Fail
5	Intentional, penetrative hole of any size missing a vent or screen	Moderate	30 Days	Fail
5	Penetrative, unintentional hole of any size is found	Moderate	30 Days	Fail
6	Roof assembly is damaged	Moderate	30 Days	Fail

Def#	Deficiency	Severity	Repair Due	HCV Rating
6	The roofing soffits, eaves, fascia, or deck is damaged	Moderate	30 Days	Fail

[Roofing Standard V3.0 Updated 6/16/23](#)

[Roofing Standard V3.0 Updated 8/11/23](#)

*Revision: 3 — Last modified: 15 August 2023*

## 11.3. Fire Escapes

A fire escape is an apparatus on the outside of a building used for fleeing a building on fire, providing a means of alternative emergency egress from the interior of the building to the exterior. Fire escapes can be stairs, a ladder, a counterbalanced stairway, or a drop ladder.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Any stair, ladder, platform, guardrail, or handrail is damaged	Life Threatening	24 Hours	Fail
1	Any stair, ladder, platform, guardrail, or handrail is missing	Life Threatening	24 Hours	Fail

[Fire Escape Standard V3.0 Updated 6/16/23](#)

✱ If a window, door leading to the fire escape, or the fire escape itself is blocked, refer to the Egress standard.

*Revision: 8 — Last modified: 18 June 2023*

## 11.4. Exterior Wall Coverings

The building's wall covering refers to any material on the building envelope regardless of age, type of construction, or use and purpose of the structure. The standards for building wall coverings relate to the essential function of exterior walls: to provide security and prevent moisture from entering the building. The basic standards include the following:

1. Missing sections greater than a square foot.
2. Holes in the exterior wall that penetrate the wall and create the possibility for water infiltration
3. Peeling paint on any one wall that exceeds 10 square feet.

4. Damage to the building's exterior walls that can result in serious structural failure, which includes:
- Cracked masonry walls or warped wooden siding.
  - Signs of deterioration of the vertical load (e.g., wall buckling or bowing).
  - Window or door that is out of plumb and does not fit into the frame.
  - Large holes in the exterior wall.
  - Any rotting or deteriorating columns.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Exterior wall with missing section greater than 12×12"	Moderate	30 Days	Fail
2	Peeling paint on any wall more than 10 S.F.	Moderate	30 Days	Fail
3	Exterior wall component(s) not functionally adequate	Moderate	30 Days	Fail
3	Cracked or deteriorated masonry wall	Moderate	30 Days	Fail
3	Building has large holes in the exterior wall	Moderate	30 Days	Fail
3	Hole in an exterior wall of any size that completely penetrates the wall	Moderate	30 Days	Fail

[Wall Covering and Finish Standard V3.0 Updated 6/16/23](#)

[Wall Covering and Finish Standard V3.0 Updated 8/11/23](#)

*Revision: 20 — Last modified: 27 November 2023*

## 11.5. Foundations

The foundation of a building is the lowest structural floor or wall, which may be visible on the inside or outside of the building. The standard for foundation maintains the same deficiencies for all locations on the inspection. The inspection standards include an evaluation of the following:

- Cracks in the foundation.
- Spalling and exposed rebar.
- Damage to the foundation's girders, support posts, and beams.
- Foundations in poor condition with signs of collapse or serious failure.
- Evidence of water infiltration anywhere on the foundation, inside or out, including excessive dampness, collected water, stains, or mineral deposits.
- Water ponding against the foundation may be an indication of water infiltration

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Crack is present with a width of 1/4-inch or greater and a length of 12" or greater	Moderate	30 Days	Fail
2	Foundation vent cover is missing or damaged	Moderate	30 Days	Fail
3	Foundation spalling, flaking, or chipping, more than 12×12" and 3/4" deep	Moderate	30 Days	Fail
3	The structure has any exposed rebar	Moderate	30 Days	Fail
4	Foundation is infiltrated by water	Moderate	30 Days	Fail
5	Foundation support post, column, beam, or girder is damaged	Moderate	30 Days	Fail

[Foundation Standard V3.0 Updated June 16, 2023](#)

[Foundation Standard V3.0 Updated August 11, 2023](#)

*Revision: 13 — Last modified: 27 November 2023*

## 11.6. Chimneys

This standard refers to a visible chimney extending from a fireplace or wood-burning appliance or any building that conveys combustion exhaust to the exterior. The following conditions are inspected under this standard:

1. A damaged chimney or missing elements and its ability to function as intended are affected.
2. Structural damage to a chimney. Examples of structural chimney failure include, but are not limited to:
  - Misalignment or detachment.
  - Leaning away from the building.
  - Collapsed or in imminent danger of collapse.
  - 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).
  - For the purpose of this inspection, the ash cleanout should be considered as part of the firebox and therefore evaluated under this deficiency.

Def#	Deficiency	Severity	Repair Due	HCV Rating
1	Wood burning fireplace/appliance chimney is incomplete	Life Threatening	24 Hours	Fail
1	Wood burning fireplace/appliance chimney is damaged	Life Threatening	24 Hours	Fail
1	Failed lining (e.g., creosote leaching through brick)	Life Threatening	24 Hours	Fail
2	Chimney shows signs of structural failure on exterior of building	Life Threatening	24 Hours	Fail



Ventilation on fuel-burning appliances (boilers, water heaters, etc.) should be inspected under HVAC or Water Heaters.

[Chimney Standard V3.0 Updated 6/16/23](#)

[Chimney Standard V3.0 Updated 8/11/23](#)

*Revision: 15 — Last modified: 15 August 2023*