



# *NSPIRE*

THE NEW INSPECTION  
PROTOCOL FOR  
DOUGLAS COUNTY HRA  
RENTAL ASSISTANCE  
PROGRAMS

# *WHAT IS NSPIRE?*

*(NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE)*

- NSPIRE is the new physical inspection model designed to promote HUD's state goal of reducing health and safety hazards in the home.
- Prioritizes the condition of residents' homes and aligns multiple HUD programs to a single set of inspection standards.
- NSPIRE inspections will encourage property owners to adopt maintenance practices to eliminate health and safety hazards that may be a threat to residents.

# *HOUSEKEEPING*

**Good news:** No longer does a tenant's housekeeping directly effect the unit's pass or fail by just being littered or poor housekeeping.

**Bad news:** Indirectly poor housekeeping can cause failures in other areas such as, but not limited to, the following:

1. Range hood vent filter clogged by grease.
2. Bathroom exhaust fan vent obstructed due to lint/debris.
3. Discolored tub or sink.
4. Blocking a back door or electric baseboard heaters due to residents' personal property or a hoarding issue.
5. Infestations
6. Mildew
7. Tripping hazards



# *LITTER*

Litter is citable within a yard.

## Defects:

- 10 small items (food wrapper, paper etc.) noted within 100sf area.
- Any large item discarded incorrectly (furniture, etc.).
- Includes trash that has been discarded incorrectly (thrown on the ground, stored improperly, etc.).



# *REFRIGERATORS*

**Good News:** If the gasket is still functioning correctly and there is no defects, it is not a reportable defect. This is because it is not impacting the function of the refrigerator.

\*\*Does not matter who the owner of the refrigerator is, if it is the primary refrigerator, it is inspectable.

**Bad News:** If there is other physical damage to the refrigerator, it is a reportable defect. This includes:

1. Not cooling adequately.
2. Seal is sagging, torn or detached impacting function.
3. Component damaged or missing (handle, drawers etc.) impacting function.
4. Water filter is missing or damaged.



# *CABINETS*

\*Includes Bathroom, Kitchen and Laundry\*

## Defects:

- 50% of the cabinets or components missing/damaged/inoperable.
- No food storage area noted.



# *KITCHEN VENTILATION*

**Good News:** Hud is not going to inspect self-venting range hoods.

**Bad News:** If the range hood vents to the outside, it is inspectable. Fans that do only circulate air are not part of the NSPIRE inspection.

## **Defects:**

- Filter missing or damaged.
- Vent is inoperable or part/fully blocked.
- Exhaust duct not securely attached or missing.



# *BATHROOM VENTILATION*

## Bathroom ventilation is a requirement

- Ventilation can either be passive (operable window) or mechanical (Mechanical fan).
- If vent is obstructed, inoperable or missing, it is a defect.



# *INTERIOR DOORS*

If the door is damaged only on one side, it is not a defect (this includes animal scratches on the door).

**Includes:** Bedroom, bathroom and closet doors (not fire and entry doors).

## **Defects:**

- Inoperable/missing or damage compromises privacy.
- Passage door wont open.



# *WINDOWS*

- **Good News:** “Fogging” is not a defect and aftermarket locks are allowed (if attached to window or frame).
- Sticks are not suitable primary locks.
- Each window needs at least one operable lock.
- **Defects:**
  - Screen missing with 1” or larger damage.
  - Pane/Sash is missing or damaged (cracks, weatherstrip etc.).
  - Lock Inoperable.
  - Will not open or stay open.
  - No window within sleeping area.



# *FENCING*

**Good news:** Not all fencing is going to be inspectable under Nspire. (Only fencing that serves a purpose will be inspectable.)

Defects:

- Hole's effecting 10% of a single section (area between two consecutive posts).
- Gate Latch/Lock is inoperable.
- Failing post(s) allowing for instability.



# *HANDRAILS*

**Bad News:** If ramps are 6 inches tall or 6 feet long, Must have 2 handrails (not just 1).

- One hand-rail for 4 steps or more.
- 2 handrails for ramps.
- Handrails must be between 28" and 42" tall.

## **Defects:**

- Handrail loose at anchor points.
- Required handrail missing.
- Incorrect installation.



# *GRAB BAR*

**Good news:** The only place that a grab bar is inspectable would be if it is in the bathroom. Although Grab Bars are not a requirement.

**Defect:**

- Slightly loose



# *OUTLETS & COVERS*

**Good News:** An ungrounded 3-prong outlet that is GFCI protected is not a defect.

## **Requirements:**

- No missing outlet/outlet covers
- No exposed wire nuts



# *AUXILIARY LIGHTS*

- **Good News:** You're not required to have them.
- **Bad news:** If you have an auxiliary light, it has to be operable. If you do have them, you can't remove them.



# *LIGHT FIXTURES*

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

## Defects:

- Fixture inoperable.
- Permanent fixture not present in bath and kitchen.
- Fixture not securely mounted.
- Damaged or missing cover.



# *EROSION*

**Good News:** Tire truck (rut), washed soil and drip edges are no longer defects!

## **Defects:**

- Erosion under patios.
- Evidence of clogged drains (culvert, swale, ditch etc.)
- Erosion and structure footer/support exposed.
- Erosion is more than 2 feet away and depth of erosion is greater than distance to structure.



# *GRAFFITI*

No Longer is a Defect.



# *OVERGROWN VEGETATION*

**Good News:** There is no line item for overgrown vegetation through NSPIRE.

**BUT some defects may include..**

- Vegetation that is blocking a walkway can be reported as a deficiency.
- Not functional (causing severe damage).
- Vegetation that is blocking a house number is reported as a deficiency.



# *RETAINING WALLS*

**Good News:** HUD is no longer looking for cracks, rotted pieces etc.

HUD inspections now only pertain to 2 Foot (24") walls. This does not include simple raised gardens.

## **Defects:**

- Leaning from fill side
- Portion of the wall is collapsed



# *INFESTATION*

**Good News:** Also applies on the outside but only for rats (There has to be complete proof of the rat, not just a bait box).

**Bad News:** Any evidence of infestation is a deficiency now (We don't actually have to see the roaches anymore).

**Extensive roach infestation:** 3 live roaches simultaneously or at least 1 roach in multiple locations it becomes severe health and safety.

This includes:

- Evidence of roaches
- Evidence of bedbugs
- Evidence of mice/rats
- Evidence of other pests

**Outside:** Only for evidence rats!



# *WATER HEATER- TPR VALVE*

## Defects:

- TPR discharge pipe is less than 2" or more than 6" from floor or top of waste receptor/floor.
- TPR valve is leaking.
- TPR discharge pipe is incorrect material (PVC material).
- TPR valve blocked- cannot fully actuate.
- TPR discharge pipe has upward slope or is damaged or capped.
- No hot water noted.
- Flue misaligned/blocked.
- Gas shut off valve damaged/missing.



# *HOSE BIBS*

**Good News:** Missing hose bib handles are not a defect.

**Bad News:** If there is any kind of plumbing issues reported on the outside, including a hose bib, it is a defect.



# *GARAGE DOORS*

## Defects:

- Any size penetrating hole noted.
- Door won't open, stay open or close correctly (includes auto openers).



# *PARKING LOT*

Only Includes Owned Lots.

## Defects:

- At least 1 pothole 4" deep and 1sf diameter.
- More than 3" of ponding covers more than or equal to 5% of parking.



# *GUTTERS*

## Defects:

- Debris limiting the drain or gutter.
- Gutter component missing or not securely attached.
- Gutter component damaged and impacting function.



# *SHINGLES*

**Good News:** A damaged or missing Shingle is not counted as a defect, even if the shingles look curled.

- If the plywood is showing, it is counted as a defect.



*SEVERE  
DEFICIENCIES  
24-HOUR REPAIRS*

# *BLOCKED EGRESS*

Exit point is obstructed- locked gate, debris, etc. (24-hour repair)

3 points of egress free and clear-

- Exterior doors
  - Bedroom Doors
  - One window in each bedroom
- 
- Hud is not concerned about the potential egress out of the living room windows, Kitchen windows etc.



# *SHARP EDGES*

- If a sharp edge is not in an area that is normally traveled (sidewalk), it is not a defect.
- If the sharp edge is resident owned (headboard of a bed I broken and has a sharp edge sticking out) it is not a defect.
- If it is a broken window, it is a severe safety hazard (**24-hour repair**).
- If a sharp edge is noted (likely require medical professional) it is a severe hazard (**24-hour repair**).



# *SMOKE DETECTORS*

**Bad News:** By December 2024, national fire alarm and signaling code needs to be hard wired OR have a 10-year Tamper Resistant Battery (NFPA 72).

- Each level of the home needs to have a smoke detector, including the basement.
- Needs to be within 21 feet of each bedroom door inside of the bedroom on each level of the home.
- Between 4 and 12 inches of the ceiling.
- 3 feet away from anything that creates a draft (windows, exterior doors).
- 10 feet away from the stove or range.

## **Defects:**

- Missing/ not installed in proper location (24-hour repair).
- Inoperable (24-hour repair).
- Detector Obstructed (24-hour repair).



# CARBON MONOXIDE DETECTOR

## Units:

- For units serviced by any fuel-fired (gas, wood, oil etc.) appliance, they must have CO detectors installed within “the immediate area” of sleeping areas.
- CO detector must be installed in units with attached garages.
- Required Inside any sleeping room if a fuel fired appliance installed directly in bedroom/attached bathroom.

## Inside/Common Area:

- No “requirement” to install in specific inside spaces. However, if there are CO detectors installed, they will be tested and cited if inoperable or missing with evidence of previous installation.
- **Defects:**
- Missing Detector (24-hour repair).
- Detector Obstructed (paint, tape etc.) – 24-hour repair.
- Detector inoperable.



# *FIRE-EXTINGUISHER*

**Good News:** Fire Extinguishers are not required, but if present and owned by property, it will be inspected.

**Defects (24-hour repair):**

- Overcharged or undercharged (dial must be in the green).
- Missing with evidence of prior installation.
- Missing or expired tag.
- Damage impacting function.
- Disposable extinguishers: If manufacture stamp is more than 12 years old.. Deficiency.



# *EXIT SIGNS*

## Defects (24-hour repair):

- Obscured from view (décor, plants etc).
- Missing where evidence of previous install.
- Not securely attached.
- No illumination (either internal or adjacent) for 90 minutes in case of power loss.
- Test button (if present) is inoperable.

\*A new NSPIRE defect to watch for is a loose exit sign (this is a life-threatening concern that must be corrected within 24 hours.\*



# *FIRE DOORS*

Severe Health and Safety (24 hour Repair):

- Hardware is inoperable or missing (latch, lock strike plate).
- Door will not close or latch.
- Self-closure inoperable.
- Any size hole noted.
- Assembly damaged (glass, frame broken).
- Door Propped open.
- Seal damaged/missing.

**All Fire doors need to be in near perfect condition.**



# *FIRE SPRINKLERS*

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

## Other 24-hour fail items:

- Significant paint/foreign material noted on 75% of assembly.
- Cover plate missing.
- Assembly damaged or corroded.



# *FLAMMABLE MATERIAL*

## Life Threatening Deficiency

**Good News:** Radiator heaters are not a defect as they do not get hot enough.

**Bad News:** Electric Baseboard Heaters are counted as a defect if something is stored within 3 feet of the baseboard heater (24-hour repair).

## **Defects:**

- Gas powered equipment stored INSIDE the unit (lawn mower).
- Flammable/combustible items within 3 feet of heat source.



# *ELECTRICAL ENCLOSURES*

- Water intrusion, rust or foreign substance over components.
- Damaged breakers (24-hour repair).
- Foreign material (non-UL listed material) used for repair.



# *GFCI*

Outlets/Switches within 6-feet of a water source (Showers, Bathtubs, sinks, toilets, water faucets including washing machine connections etc.) must be protected by a GFCI. This is now a requirement.

## Severe Defects:

- GFCI/AFCI inoperable.
- GFCI missing.
- incorrectly wired outlet.
- Outlet not energized.
- Outlet/switch is broken- no longer safe (24-hour repair).



# *ELECTRICAL WIRES & CONDUCTORS*

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

## Defects:

- Damaged or missing Cover.
- Missing Knockout.
- Open Breaker Port.
- Exposed Wire Nuts.
- Unshielded wires noted (damaged covering).
- Water in contact with conductors.



# *GUARDRAIL*

Anytime you have an elevated walking surface that is 30 inches or more above grade, must have a protective railing.

## Defects:

- Missing or loose component's but still functions adequately (Advisory or recommended repair).
- Guardrail is missing where required (24-hour repair).
- Incorrect height (24-hour repair).
- Missing or loose components impacting function (24-hour repair).



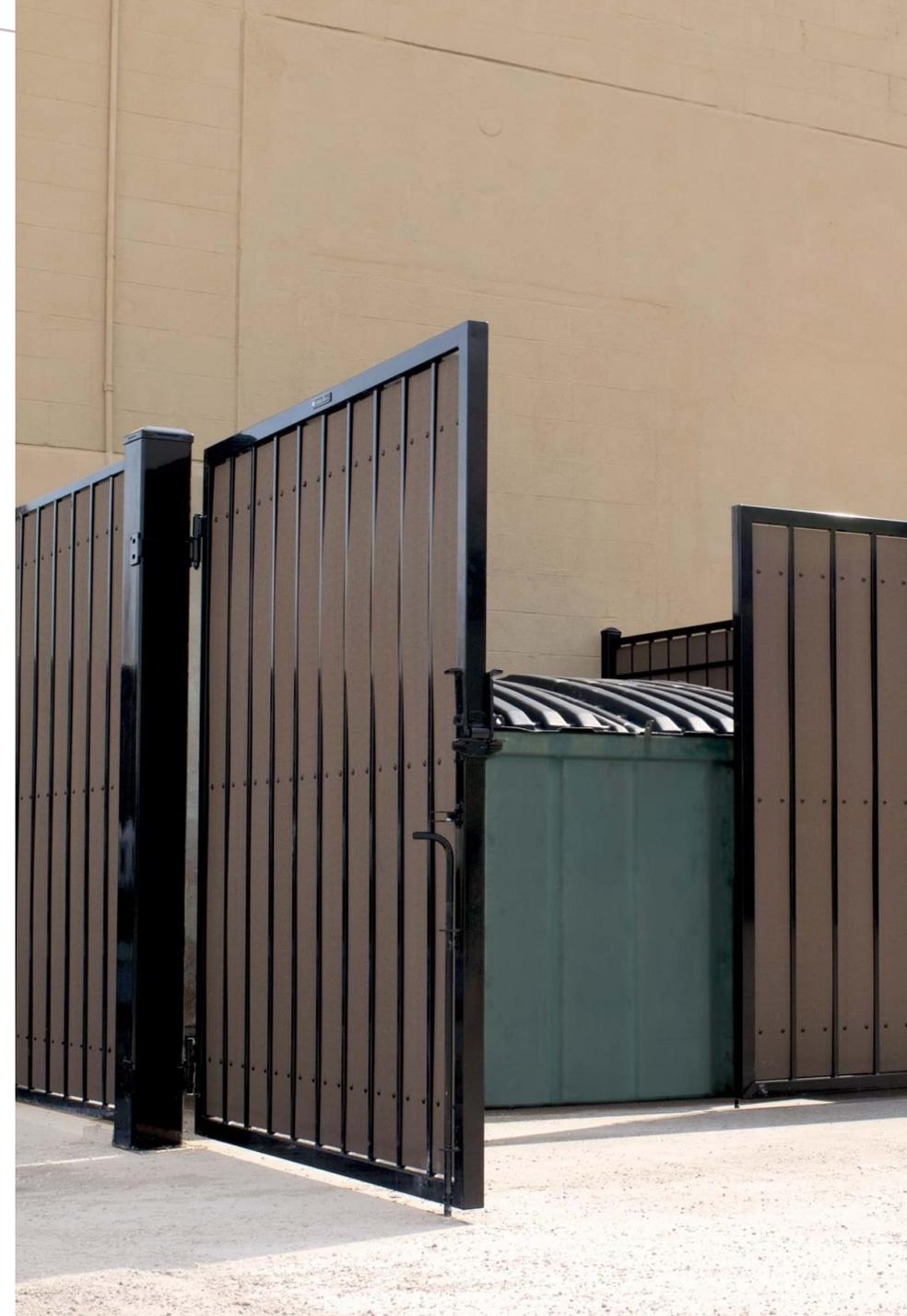
# *DUMPSTER ENCLOSURE*

**Good News:** The dumpster itself is not inspectable.

**Bad News:** the area around the dumpster is inspectable.

## **Defects:**

- 10 small items (food wrapper, paper etc.) noted within 100sf area.
- Any large item discarded incorrectly (furniture etc.)
- Uneven Walkways.



## *HVAC (24-HOUR REPAIRS)*

- Between Oct 1 & Mar 31st heat inoperable.
- Heat working but can't maintain 68 degrees.
- Flue is misaligned or restricted/holes.
- Combustion chamber cover missing.
- Gas shut off valve damaged/missing.
- Unvented fuel burning heater.



# *WATER HEATER*

- TPR valve leaking.
- TPR discharge pipe is incorrect material.
- TPR valve blocked- cannot fully actuate.
- TPR discharge pipe has upward slope or is damaged or capped.
- No hot water noted.
- Flue misaligned/blocked (24-hour repair).
- Gas shut off valve missing/incomplete (24-hour repair).

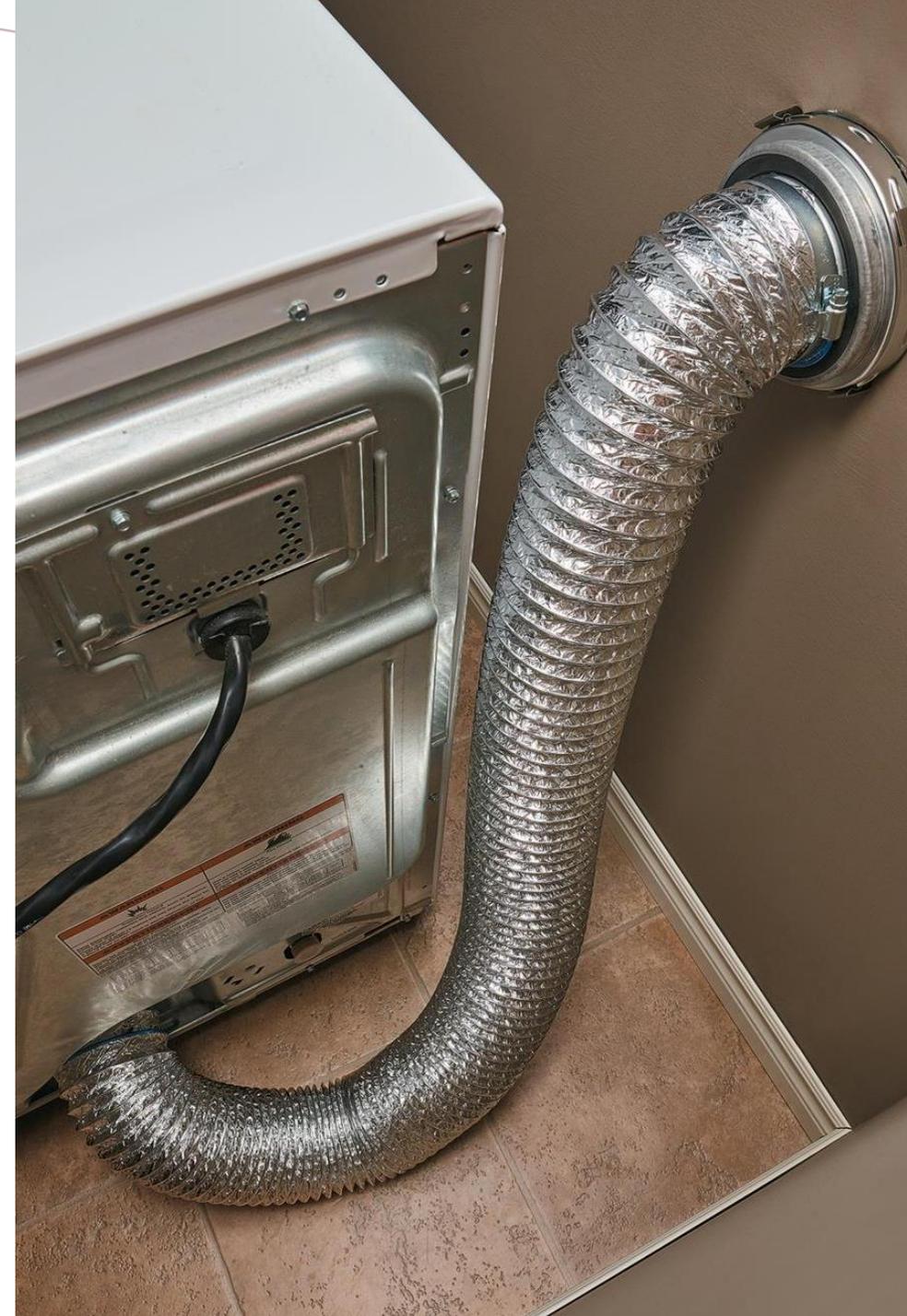


# *DRYER VENTS*

If the dryer vent is clogged, blocked, or anything is restricting the airflow (lint, birds nest, etc.)- **24-hour repair**.

## Defects:

- Missing or damaged cover noted.
- Clogged dryer vents.
- Electric/gas: Non-metal vent utilized.
- Electric/gas: Vent missing, detached or damaged.
- Electric/gas: Improvised vent filter (clog, sock).
- Electric/gas: kink restricts flow.



# *TOILETS*

Defects:

- Toilet is missing (24-hour repair).
- Doesn't flush or refill correctly.



# *LEAKS AND WASTEWATER*

- Evidence of gas, propane/oil leak at main, appliance, etc. (24-hour repair).
- Sewage Leak
- Sewage Backed up



# *MOLD & MILDEW*

- If it is less than 4 inches of mold, it is an advisory (recommended repair).
- If it is more than 4 square inches of mold , it is a moderate safety hazard (30-day repair).
- If there is more than 1 square foot of mold, it is a severe safety hazard (**24-hour repair**).



**Mold**



**Mildew**

# *STRUCTURAL DEFECTS*

Includes walls, floors, ceilings, beams, columns, etc.

- Any structural member appearing in danger of collapse/failure (24-hour repair).



# *DEFECT REPAIRS*

**Good News:** Under Nspire, HUD is not particularly concerned about the quality of repairs. Although, they must be permanent repairs (nothing that can temporarily fix the repair).

## 3 exceptions:

- Electrical Enclosure: If it has 110+ volts, HUD does care about the repairs made. No Foreign Material (non-UL listed material).
- Fire Rated Door: **ANY** repairs made must include manufacturers documentation.
- Entry Door: Entry door repairs must be made with “equivalent” material. (wood door → Wood Putty).





*Q&A*



NSPIRE has given us most of the new inspection protocols, although, there is still more coming. If you would like to see new updates as they come, here is a link:

[US Inspection Group – NSPIRE In 2 Minutes](#)

*THANK YOU*

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