










GOLDENROD REGIONAL HOUSING AGENCY

NSPIRE-V INSPECTION GUIDE

HUD has updated the inspection program that HCV agencies use from the HQS model to the NSPIRE-V model. This new model will be implemented no later than October 2024. Goldenrod Regional Housing Agency will provide more guidance as it becomes available.

The new NSPIRE model prioritizes health, safety, and function defects over appearance. It implements inspections that better reflect the true physical conditions of the property. The following are a few specifics of the standards:

-  Each dwelling unit must have a minimum of a living room, kitchen area, bathroom, and one living/sleeping room for every two family members.
-  The bathroom must have a flush toilet, fixed sink, and a tub or shower with hot and cold water, an operable window with a screen or a fan vented to the outside, and a ceiling or wall-type permanent light fixture.
-  The kitchen must have a fully operational stove or range, a refrigerator, a sink with hot and cold water, space for storage, preparation, and serving of food, facilities for sanitary disposal of food wastes, a ceiling or wall-type light fixture, and one outlet.
-  The living/sleeping room(s) must have two outlets or one permanent light fixture and one outlet and an operable window large enough to be used as an emergency exit and a heat source.
-  Ceiling, walls, floors, and windows must be in good condition. There cannot be any large cracks or peeling and/or chipped paint or plaster. Windows must open and close, cannot have cracked, broken, or missing panes, and if accessible from the outside, must be lockable.
-  Porches, balconies, and decks that are more than 30 inches above ground must have a rail 36 inches high. All stairs (interior or exterior) with four or more steps including the landing must have a handrail.
-  Smoke detector(s) must be present and functioning outside each sleeping area and on each level of the dwelling unit regardless of whether there are bedrooms on the level.
-  Carbon monoxide detector(s) must be present and functioning within 10 feet of each sleeping area. They must be installed per the manufacturer's guidelines.
-  The site and neighborhood must be free from conditions that could endanger the health, life, and/or safety of residents. The unit must be free of insect or rodent infestation.
-  All surfaces must be free of cracking, scaling, peeling, chipping, and loose paint; or be properly treated or covered to prevent the exposure of residents to lead-based paint hazards.

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The federal NSPIRE-V guidelines specify that each unit meets basic performance requirements relating to:

- ✓ Smoke detectors
- ✓ Sanitary facilities
- ✓ Food preparation and storage space
- ✓ Space and security
- ✓ Heating system and ventilation
- ✓ Illumination and electricity
- ✓ Structure and materials
- ✓ Interior air quality
- ✓ Water supply
- ✓ Lead-based paint
- ✓ Access
- ✓ Site and neighborhood
- ✓ Sanitary condition

Common fail items include:

- ✗ Missing or nonfunctioning smoke detectors and carbon monoxide detectors
- ✗ Cracked and/or broken window panes
- ✗ Missing or damaged window screens
- ✗ Peeling and/or chipping exterior and interior paint
- ✗ Burners on kitchen stove/range not operating as designed
- ✗ Leaking faucets or plumbing
- ✗ Inoperable bathroom fan
- ✗ Carpet and vinyl conditions create tripping hazards
- ✗ Missing handrail for 4 or more steps
- ✗ Loose, missing, or cracked outlet or light switch plates
- ✗ Garbage disposals not operating or missing flanges
- ✗ Missing globes on light fixtures or missing bulbs
- ✗ Broken toilet seats
- ✗ Missing tiles in the bath, slow drains, or mold
- ✗ Emergency backup lights failure

IMPORTANT:

If the unit was built before 1978 and the tenant has children under the age of six (6), no defective or peeling paint surfaces are allowed on either the interior or exterior of the building.

If the unit has chipped or peeling paint, it must be addressed using “lead-safe work practices.” After the owner provides documentation, and a certified provider has addressed the issue, a third-party testing lab will conduct a lead paint test on paint samples collected by their inspector. A clearance test is not required if you provide documentation your property has been tested by an independent, certified testing laboratory and found free of lead-based paint within the last year. The lead paint test results must be below federal clearance guidelines for the unit to pass inspection. Contact the Housing Authority for additional information about this option.