Preparing for NSPIRE-V Inspections
National Standards for the Physical Inspection of Real Estate

Effective February 1, 2027

NSPIRE-V will replace the existing inspection model HQS (Housing Quality Standards).

What's the same?

·Types of inspections (initial, periodic, interim) remains the same.
·Frequency of inspections remains the same.
·Who conducts the inspections remains the same.
·Inspections will remain pass/fail.
·Enforcement of Housing Assistance Payments (HAP) Contract is still required.
·Enforcement of Family Obligations is still required.

What's different?

More Emphasis on:
·Heath, safety, and functional defects to improve quality of life for residents.
·Areas that impact residents – their living spaces (unit).

Less Emphasis on:
·Condition and appearance defects.
·Inspectable areas outside units.

Objective Deficiency Criteria:
·Objective, fact-based findings that remove subjective deficiency criteria.
·Less inspector discretion, eliminating personal opinion of conditions.

Major Changes:

· Removed Site and Neighborhood requirements for inspections such as excessive noise, air pollution, traffic, etc., that are beyond the landlord's control.
· Life-Threatening List is now mandatory for all HUD Housing and require correction within 24 hours of notification.
· Enhanced critical health standards that protect vulnerable adults and children.
· Implemented Congressional changes mandating essential protective devices – smoke alarms, carbon monoxide detectors, prohibited fuel-burning space heaters.
· Promotes a comprehensive, structured inspection process for conducting an inspection and observing each standard and deficiency.

New Standards for Fire Safety

· Smoke alarms and carbon monoxide (CO) detectors.
· Smoke alarms that are hard-wired or have a sealed 10-year battery.
· Specific locations requirements for smoke alarms and CO detectors.
· Permanent heating source – prohibition on unvented, fuel-burning space heaters.
· Dryer vents.

More Strigent Requirements Regarding:

Heating
Electrical outlets – number and location of outlets, proper wiring and grounding
Dryer vents
GFCI or AFCI outlets in bathrooms and kitchen
Infestation & Mold and Mildew

Useful Links:

NSPIRE Inspection Standards
NSPIRE-V Checklist
Most Common NSPIRE-V/HCV Fail Items (courtesy of U.S. Inspection Group, Inc.)
HUD NSPIRE Webpage
NSPIRE Inspections: Landlord Resources - HUD Exchange
NSPIRE Inspections: Resident Resources - HUD Exchange



Preparing For An NSPIRE Inspection

For Landlords

- As a best practice, schedule routine visits to know what's happening on your property.
- Be proactive in repairing deficiencies as they occur but especially before an inspection.
- Focus on all areas the resident will access, including in the unit, common areas (inside), and outside.
- Look for any health and safety concerns, including Life-Threatening deficiencies.
- Involve residents in the process:
  - Listen to resident concerns
  - Respond promptly to maintenance requests
- Check with the public housing authority (PHA) for approved variations in matters that relate to local code.
- Become familiar with NSPIRE standards, the types of deficiencies, and the timelines for correcting each type: Life-Threatening, Severe, Moderate, and Low

Scan to see the NSPIRE standards

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NSPIRE

HQS → NSPIRE

What's Changing?

NSPIRE introduces many new variations from the Housing Quality Standards (HQS), including the categories below. Review the standards *before* inspections are scheduled, use resources provided by HUD, and learn more on the NSPIRE webpage.

Smoke and Carbon Monoxide Alarms: New requirements for installation, type, location, and number of alarms

Infestations: More than just roaches and bedbugs—new inspection process and repair times (e.g., infestation vs *extensive* infestations)

Handrails/Guardrails: Repair time frames and other requirements, such as handrails along both sides of certain ramps

Mold-Like Substances: New process that requires equipment for detecting elevated moisture levels and mold-like substances

See the ***Top 20 NSPIRE Deficiencies*** job aid for the most common inspection fails.

Best Practices

See HUD's NSPIRE checklist to become more familiar with deficiencies and repair times.

Review previous years' deficiencies and ensure repairs were made.

Conduct your own quality control inspections of units regularly.



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NSPIRE

NSPIRE HCV/PBV INSPECTION CHECKLIST

PHA:	Address of Unit:
Family Identifier:	Owner:
Any children under 6 reside or expected to reside in the unit? (Y/N):	Owner Contact Information:
Inspector:	Housing Type:
Date of Inspection:	Year Constructed:
Type of Inspection:	Number of Bedrooms:

Summary Decision on Unit (Pass/Fail):

Health & Safety Designation	Correction Timeframe (P/F)
LT	**Life-Threatening - 24 Hours (Fail)**
S	Severe - 30 Days (Fail)
M	Moderate - 30 Days (Fail)
L	Low - N/A (Pass)

*Affirmative Habitability Requirement per 24 CFR 5.703(d) and NSPIRE Final Rule

Mark all that apply:

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.			M ☐	
Bathtub and Shower	Only 1 bathtub or shower is present and it is inoperable or does not drain.	S ☐	L ☐		
	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.	M ☐	L ☐		
	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	M ☐	L ☐		
	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	L ☐			
	Bathtub or shower cannot be used in private.*	*M☐	M ☐		
Cabinet and Storage	Food storage space is not present.*	*M☐			
	Storage component is damaged, inoperable, or missing.	M ☐	L ☐		
Call-For-Aid System	**System is blocked, or pull cord is higher than 6 inches off the floor.**	**LT** ☐	**LT** ☐		
	System does not function properly.	**LT** ☐	**LT** ☐		
Carbon Monoxide	**Carbon monoxide alarm is missing, not installed, or not installed in a proper location.***	**LT** ☐			
	Carbon monoxide alarm is obstructed.	**LT** ☐	**LT** ☐		
	Carbon monoxide alarm does not produce an audio or visual alarm when tested.	**LT** ☐	**LT** ☐		
Ceiling	Ceiling has an unstable surface.	M ☐	M ☐		
	Ceiling has a hole.	M ☐	M ☐		
	Ceiling component(s) is not functionally adequate.	S ☐	S ☐		
Chimney	**A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.**	**LT** ☐	**LT** ☐	**LT** ☐	
	Chimney exhibits signs of structural failure.			**LT** ☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Clothes Dryer Exhaust Ventilation	**Electric dryer transition duct is detached or missing.**	**LT** ☐	**LT** ☐		
	Gas dryer transition duct is detached or missing.	**LT** ☐	**LT** ☐		
	Electric dryer exhaust ventilation system has restricted airflow.	**LT** ☐	**LT** ☐	**LT** ☐	
	Dryer transition duct is constructed of unsuitable material.	**LT** ☐	**LT** ☐		
	Gas dryer exhaust ventilation system has restricted airflow.	**LT** ☐	**LT** ☐	**LT** ☐	
	Exterior dryer vent cover, cap, or a component thereof is missing.			L ☐	
Cooking Appliance	Cooking range, cooktop, or oven does not ignite or produce heat.	S ☐	L ☐		
	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.	M ☐	M ☐		
	Primary cooking appliance is missing.*	*M☐			
	A microwave is the primary cooking appliance and it is damaged.	S ☐			
	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	M ☐	M ☐		
Door - Entry	Entry door will not open.	M ☐	M ☐		
	Entry door will not close.	S ☐	M ☐		
	Entry door self-closing mechanism is damaged, inoperable, or missing.	S ☐	M ☐		
	Hole, split, or crack that penetrates completely through entry door.	M ☐	M ☐		
	Entry door is missing.	**LT** ☐	S ☐		
	Entry door surface is delaminated or separated.	M ☐	M ☐		
	Entry door frame, threshold, or trim is damaged or missing.	M ☐	M ☐		
	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	M ☐	M ☐		
	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.	L ☐	L ☐		
	Entry door cannot be secured.	S ☐	M ☐		
Door - Fire	Fire labeled door does not open.	S ☐	S ☐		
	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.	S ☐	S ☐		
	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.	S ☐	S ☐		
	Fire labeled door seal or gasket is damaged or missing.	S ☐	S ☐		
	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.	S ☐	S ☐		
	Fire labeled door cannot be secured.	S ☐	M ☐		
	Fire labeled door is missing.	**LT** ☐	**LT** ☐		
Door - General	A passage door does not open.	M ☐	M ☐		
	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	L ☐	L ☐		
	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing	L ☐			
	An exterior door component is damaged, inoperable, or missing.			M ☐	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Drain	Drain is fully blocked.	M ☐	M ☐	M ☐	
Egress	**Obstructed means of egress.**	**LT** ☐	**LT** ☐	**LT** ☐	
	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.	**LT** ☐			
	Fire escape access is obstructed.	**LT** ☐			
Electrical - Conductor, Outlet, and Switch	**Outlet or switch is damaged.**	**LT** ☐	**LT** ☐	**LT** ☐	
	Testing indicates a three-pronged outlet is not properly wired or grounded.	S ☐	S ☐	S ☐	
	Outlet does not have visible damage and testing indicates it is not energized.	S ☐	S ☐	S ☐	
	Exposed electrical conductor.	**LT** ☐	**LT** ☐	**LT** ☐	
	Water is currently in contact with an electrical conductor.	**LT** ☐	**LT** ☐		
Electrical - GFCI/AFCI	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	S ☐	S ☐	S ☐	
	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.	S ☐	S ☐	S ☐	
	An unprotected outlet is present within six feet of a water source.*	*S ☐	*S ☐	*S ☐	
Electrical - Service Panel	Electrical service panel is not readily accessible.	M ☐	M ☐	M ☐	
	The overcurrent protection device is damaged.	**LT** ☐	**LT** ☐	**LT** ☐	
	The overcurrent protection device is contaminated.	S ☐	S ☐	S ☐	
Elevator	Elevator is inoperable.		M ☐		
	Elevator door does not fully open and close.		M ☐		
	Elevator cab is not level with the floor.		M ☐		
	Safety edge device has malfunctioned or is inoperable.		M ☐		
Exit Sign	**Exit sign is damaged, missing, obstructed, or not adequately illuminated.**		**LT** ☐	**LT** ☐	
Fence and Gate	Fence component is missing.			M ☐	
	Gate does not open, close, latch, or lock.			M ☐	
	Fence demonstrates signs of collapse.			M ☐	
Fire Escape	**Fire escape component is damaged or missing.**			**LT** ☐	
Fire Extinguisher	**Fire extinguisher pressure gauge reads over or under-charged.**	**LT** ☐	**LT** ☐	**LT** ☐	
	Fire extinguisher service tag is missing, illegible, or expired.	**LT** ☐	**LT** ☐	**LT** ☐	
	Fire extinguisher is damaged or missing.	**LT** ☐	**LT** ☐	**LT** ☐	
Flammable and Combustible Item	**Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater.** **OR** **Improperly stored chemicals.**	**LT** ☐	**LT** ☐	**LT** ☐	
Floor	Floor substrate is exposed.	M ☐	M ☐		
	Floor component(s) is not functionally adequate.	M ☐	M ☐		
Food Preparation	Food preparation area is not present.*	*M ☐			
	Food preparation area is damaged or is not functionally adequate.	M ☐	M ☐		

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Foundation	Foundation is cracked.	M ☐	M ☐	M ☐	
	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.	M ☐	M ☐	M ☐	
	Foundation is infiltrated by water.	M ☐	M ☐		
	Foundation support post, column, beam, or girder is damaged.	M ☐	M ☐	M ☐	
	Foundation vent cover is missing or damaged.			M ☐	
Garage Door	Garage door has a hole.	M ☐	M ☐	M ☐	
	Garage door does not open, close, or remain open or closed.	M ☐	M ☐	M ☐	
Guardrail	Grab bar is not secure.	M ☐	M ☐		
	Guardrail is missing or not installed.*	***LT☐**	***LT☐**	***LT☐**	
	Guardrail is not functionally adequate.	**LT ☐**	**LT ☐**	**LT ☐**	
Handrail	Handrail is missing.	M ☐	M ☐	M ☐	
	Handrail is not secure.	M ☐	M ☐	M ☐	
	Handrail is not functionally adequate.	M ☐	M ☐	M ☐	
	Handrail is not installed where required.		L ☐	L ☐	
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.***	***LT☐**			
	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.*	*S ☐			
	Air conditioning system or device is not operational.	M ☐	L ☐		
	Unvented space heater that burns gas, oil, or kerosene is present.*	***LT☐**	***LT☐**		
	Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.	**LT ☐**	**LT ☐**		
	Heating system or device safety shield is damaged or missing.	S ☐	S ☐		
	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.*	*M☐	*M☐		
	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.	**LT ☐**	**LT ☐**	**LT ☐**	
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.		M ☐		
Infestation	Evidence of cockroaches.	M ☐	M ☐		
	Extensive cockroach infestation.	S ☐	M ☐		
	Evidence of bedbugs.	M ☐	M ☐		
	Extensive bedbug infestation.	S ☐	M ☐		
	Evidence of mice.	M ☐	M ☐		
	Extensive mouse infestation.	S ☐	M ☐		
	Evidence of rats.	M ☐	M ☐	M ☐	
	Extensive rat infestation.	S ☐	S ☐		
	Evidence of other pests.	M ☐	M ☐		

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Leak - Gas/Oil	**Natural gas, propane, or oil leak.**	**LT** ☐	**LT** ☐	**LT** ☐	
Leak - Sewage	Blocked sewage system.	S ☐	S ☐	S ☐	
	Leak in sewage system.	S ☐	S ☐	S ☐	
	Cap to the cleanout or pump cover is detached or missing.	M ☐	M ☐	M ☐	
	Cleanout cap or riser is damaged.	M ☐	M ☐	M ☐	
Leak - Water	Environmental water intrusion.	M ☐	M ☐		
	Plumbing leak.	M ☐	M ☐	L ☐	
	Fluid is leaking from the sprinkler assembly.	M ☐	M ☐	L ☐	
Lighting - Auxiliary	Auxiliary lighting is damaged, missing, or fails to illuminate when tested.		S ☐	S ☐	
Lighting - Exterior	A permanently installed light fixture is damaged, inoperable, missing, or not secure.			M ☐	
Lighting - Interior	A permanently installed light fixture is inoperable.	M ☐	M ☐		
	A permanently installed light fixture is not secure.	M ☐	M ☐		
	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.*	*M☐	*M☐		
Litter	Litter is accumulated in an undesignated area.		M ☐	L ☐	
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.*	*M☐			
Mold-Like Substance	Presence of mold-like substance at moderate levels is observed visually.	M ☐	L ☐		
	Presence of mold-like substance at high levels is observed visually.	S ☐	M ☐		
	Presence of mold-like substance at extremely high levels is observed visually.	**LT** ☐	S ☐		
	Elevated moisture level.	M ☐	L ☐		
Parking Lot	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.			M ☐	
	Parking lot has ponding.			M ☐	
Potential Lead-Based Paint Hazards - Visual Assessment	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.	M ☐	M ☐		
	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.	S ☐	S ☐		
	Paint Outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.			M ☐	
	Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.			S ☐	
Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.			S ☐	
	Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater.			M ☐	
Refrigerator	Refrigerator is inoperable such that it may be unable to safely and adequately store food.	M ☐	M ☐		
	Refrigerator component is damaged such that it impacts functionality.	M ☐	M ☐		
	Refrigerator is missing.*	*M☐			

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Retaining Wall	Retaining wall is leaning away from the fill side.			M ☐	
	Retaining wall is partially or completely collapsed.			M ☐	
Roof Assembly	Restricted flow of water from a roof drain, gutter, or downspout.			M ☐	
	Gutter component is damaged, missing, or unfixed.			M ☐	
	Roof surface has standing water.			M ☐	
	Substrate is exposed.			M ☐	
	Roof assembly has a hole.			M ☐	
	Roof assembly is damaged.			M ☐	
Sharp Edges	A sharp edge that can result in a cut or puncture hazard is present.	S ☐	S ☐	S ☐	
Sidewalk, Walkway, Ramp	Sidewalk, walkway, or ramp is blocked or impassable.			M ☐	
	Sidewalk, walkway, or ramp is not functionally adequate.			M ☐	
Sink	Sink or sink component is damaged or missing and the sink is not functionally adequate.	M ☐	L ☐		
	Water is directed outside of the basin.	L ☐	L ☐		
	Sink is not draining.	M ☐	M ☐		
	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.	M ☐	M ☐		
	Sink component is damaged or missing and the sink is functionally adequate.	L ☐	L ☐		
	Cannot activate or deactivate hot and cold water.*	*M☐	M ☐		
	Sink is missing or not installed within the primary kitchen.*	*M☐			
Site Drainage	Water runoff is unable to flow through the site drainage system.			L ☐	
	Erosion is present.			L ☐	
	Grate is not secure or does not cover the site drainage system's collection point.			M ☐	
Smoke Alarm	**Smoke alarm is not installed where required.***	***LT☐**	***LT☐**		
	Smoke alarm is obstructed.	**LT ☐**	**LT ☐**		
	Smoke alarm does not produce an audio or visual alarm when tested.	**LT ☐**	**LT ☐**		
Sprinkler Assembly	**Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.**	**LT ☐**	**LT ☐**	**LT ☐**	
	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.	**LT ☐**	**LT ☐**		
	Sprinkler assembly has evidence of corrosion.	**LT ☐**	**LT ☐**	**LT ☐**	
	Sprinkler assembly has evidence of foreign material that is detrimental to performance.	**LT ☐**	**LT ☐**	**LT ☐**	
Stairs	Tread is missing or damaged.	M ☐	M ☐	M ☐	
	Stringer is damaged.	M ☐	M ☐	M ☐	
Steps and Stairs	Step or stair is not functionally adequate.			M ☐	
Structure	**Structural system exhibits signs of serious failure.**	**LT ☐**	**LT ☐**	**LT ☐**	

Area	Deficiency Description	Unit	Inside	Outside	Inspector Comments
Toilet	**Only 1 toilet was installed, and it is missing.**	**LT** ☐	M ☐		
	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.	M ☐	M ☐		
	Only 1 toilet was installed, and it is damaged or inoperable.	S ☐	M ☐		
	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.	M ☐	M ☐		
	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.	M ☐	M ☐		
	Toilet is not secured at the base.	M ☐	M ☐		
	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	L ☐	L ☐		
	Toilet cannot be used in private.*	*M☐	M ☐		
Trash Chute	Chute door does not open or self-close and latch.		M ☐		
	Chute is clogged.		M ☐		
Trip Hazard	Trip hazard on walking surface.	M ☐	M ☐	M ☐	
Ventilation	Exhaust system does not respond to the control switch.	M ☐	M ☐		
	Exhaust system has restricted airflow.	M ☐	M ☐		
	Exhaust system component is damaged or missing.	M ☐	M ☐		
	Bathroom does not have proper ventilation or dehumidification.	M ☐	M ☐		
Wall - Exterior	Exterior wall covering has missing sections of at least 1 square foot per wall.			M ☐	
	Exterior wall has peeling paint of 10 square feet or more.			M ☐	
	Exterior wall component(s) is not functionally adequate.			M ☐	
Wall - Interior	Interior wall has a loose or detached surface covering.	M ☐	M ☐		
	Interior wall component(s) is not functionally adequate.	M ☐	M ☐		
	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.	M ☐	M ☐		
Water Heater	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.	S ☐	S ☐	S ☐	
	No hot water.	S ☐	L ☐		
	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.	M ☐	M ☐	M ☐	
	Chimney or flue piping is blocked, misaligned, or missing.	**LT** ☐	**LT** ☐	**LT** ☐	
	Gas shutoff valve is damaged, missing, or not installed.	**LT** ☐	**LT** ☐	**LT** ☐	
Window	Window will not open or stay open.	M ☐	L ☐		
	Window cannot be secured.	M ☐	L ☐		
	Window will not close.	S ☐	M ☐		
	Window component is damaged or missing and the window is not functionally adequate.	M ☐	M ☐		

Note: This checklist is not a standards form and is not required for use. The form or its data should not be submitted to HUD, and will not be collected or maintained by HUD. No PII data should be submitted, nor will it be collected.

The housing authority or owner is responsible for compliance with the HUD NSPIRE Standards per the NSPIRE Final Rule (88 FR 30442) and accompanying Federal Register Notices (88 FR 40832, 88 FR 66882).

Most Common NSPIRE-V/HCV Fail Items

While this compilation doesn't aim to encompass the entire NSPIRE protocol as it relates to the HCV, it highlights the common issues leading to unit failure Consulting this list before your inspection enhances your chances of successfully passing an NSPIRE Unit Inspection. It's important to note the listed items may be identified not only within the unit but also inside the building or common spaces accessible to residents.

	Will My Unit Pass?	Yes	No
Fire Safety	**Smoke detector**(s) installed in all needed locations?		
	Carbon Monoxide detector installed if needed?		
	Sprinklers have nothing stored within 18" of head (no damage, trim ring present)?		
	Fire extinguisher (if provided) present, tagged, charged?		
	Flammable material not stored within 3' of fuel burning device or heater?		
	Egress: Exterior doors, bedroom window/door are fully accessible?		
Electrical/Utility	**Outlets** covers in place and all outlets properly wired/grounded?		
	GFCI protection noted where needed?		
	Electrical: Knockouts present, no ½" gap, sheathing intact, no foreign material used in repairs?		
	Water heater - TPR is correct material, slope and length?		
	Water heater – Flue correctly aligned?		
	Heating is permanent, self-fueled, operates and can maintain 68 degrees?		
	Cooling (if provided) functions as designed?		
	Lighting: All lights operate and securely attached?		
Door	**Fire doors** are not propped opened or damaged (all hardware operates)?		
	Garage door operates correctly including auto opener (if equipped)?		
	Entry door operates as designed/locks and weatherstripping has no large gaps?		
Kitchen/Bath	**Range:** All burners/oven operates (nothing missing)?		
	Sink/Shower/Tub does not leak/drip and operates as designed?		
	Toilet is not loose (including seat) and flushes/fills correctly?		
	Ventilation: Bathroom is vented? Kitchen vent/filter is present and clean?		
	Refrigerator functions as designed and all shelves/drawers/gasket intact?		
	Grab bar (if present in bathroom) isn't loose?		
General	**Infestation**: Unit is free from any evidence of infestation?		
	Dryer vent free from damage and correct material?		
	Mildew: Unit has no mold/mildew noted?		
	Call-For-Aids (if equipped) are not blocked, tied short and function correctly?		
	Sharp edges: Unit is free of all property owned sharp edges?		
	Rails are grippable and present on entire flight of stairs and balcony/elevated surfaces?		
	Windows are intact, operable, lockable and with undamaged screens?		
	Walls/Ceilings are free from holes larger than 2 inches?		
	Paint: No damaged or peeling paint noted (pre-1978 only)?		
Outside	**Walls** are free of missing/rotted sections and penetrating holes?		
	Dryer vent is not blocked or clogged?		
	Gutters/Soffit: Gutters/downspouts intact and soffit/fascia is free of penetrating holes?		
	Lighting is present and functioning?		
	Electrical/Outlet covers and knockouts in place and outlets wired/grounded and GFCI protected?		
	Rails are grippable and present on 4+ steps and balcony/elevated surfaces?		
	Paint: No damaged or peeling paint noted (pre-1978 only)?		
	Sharp edges no broken glass or other sharp issues on/near walkways?		
	Address sign is present and legible?		
	Parking/Drive/Walkway are free of ¾" tripping issues (and no 4" deep potholes in parking)?		
	Fences that provide safety/security don't have large holes, falling sections or inoperable gates?		
	Fire Extinguishers (if provided on the exterior) are present, tagged, charged?		
Inside	**Exit sign** is unlit, loose or inoperable?		
	Aux light is inoperable?		
	Trash chute is clogged or self-closing door doesn't work correctly?		
	Elevator is uneven, inoperable, safety reverse inoperable or certificate is expired/not available?		

UNITS

Smoke detector Required on each level of the home, within 21' of every bedroom door and within each bedroom. If installed on wall, must be between 4" and 12" from ceiling. If ceiling mounted, must be at least 4" from wall.
Carbon Monoxide detector Required near bedroom doors if unit is equipped with fuel burning device or has an attached garage.
Sprinkler head Check for stored items within 18 inches of any head as well as significant paint or other foreign material covering head. Review each head for loose/missing escutcheon as well as corroded or damaged assemblies.
Fire extinguisher (property owned) Check to confirm the extinguisher is installed on hook/bracket (if so equipped), inspection tag date is current, and unit is properly charged.
Flammable material Gas, oil, propane, etc. is not allowed within the apartment. Additionally, combustible/flammable items must be kept at least 36 inches from fuel burning water heater/furnace and electric/gas wall heaters.
Egress Ensure the bedroom has 2 distinct unobstructed points of egress (door and window). Additionally, check that the entry doors (front and rear) open fully.
Outlets 3 prong outlets should be checked using an outlet tester, for proper grounding and correct polarity.
GFCI Using a GFCI tester to verify all required locations are protected. GFCI protection must be available at **ALL** outlets within 6' of a water source (sink, tub, washing machine, etc.).
3 Exceptions:
1)Dedicated outlets used or designed for use by a major appliance (fridge, stove, washing machine, etc.) – "dedicated" means the outlet isn't available for another device
2)Outlets technically in a different room
3)Outlets beneath the countertop & inside an enclosed cabinet
Electrical wire All wiring must be "protected" either by conduit or by the Romex jacketing/sheathing (if sheathing is stripped too far on electrical Romex, this is a citable defect).
Water heater | TPR discharge pipe The TPR discharge pipe MUST be constructed of an "approved material". Additionally, the length must not be closer than 2" but no greater than 6" from the floor/pan (or to the exterior). Additionally, the discharge line must not have any "upward" slope.
Water heater | Misaligned flue Must have positive upward slope, be properly aligned and have no tape covering gaps or holes.
Heating Unit must be equipped with a permanently installed, self-fueled heater and must have the ability to maintain 68 degrees in all living spaces (no ventless heaters permitted).
Cooling If provided by landlord, cooling system must function.
Lighting All lights must function and be securely attached and be permanently mounted in the kitchen and bathroom.
Fire doors Any door that is fire rated (evidence of tag or fire plug) must be in near perfect condition (hardware, weatherstripping, surface, etc.). Also, important to note; no fire door can be propped open (no kickstand or wedges allowed). Magnetic closers activated by the fire alarm are the exception.
Entry doors Must function as designed (latch, lock, etc.) with no penetrating holes noted and no gap in the weatherstripping larger than ¼ inch.
Garage doors Hardware must function (including auto openers if equipped) and no penetrating holes noted.
Range Ensure all burners/over produce heat and all components (knobs, drip pans, etc.) are present.
Sink/Shower/Tub Check for leaks, steady drips, missing or loose handles and faucets functions as designed (also check to ensure tub isn't more than 50% 'discolored').
Toilet Ensure toilet flushes, fills, shuts off correctly and bowl and seat aren't loose or damaged.
Ventilation Bathroom must have venting (mechanical or operable window). Within kitchen, if venting is provided ensure the filter is present and clean.
Refrigerator All shelves, drawers, handles and gaskets must be free from damage that impacts their function.
Grab bar If installed within bathroom the grab must not be loose
Infestation Any evidence (eggs, dropping, etc.) of roaches, bed bugs or mice needs to be addressed.
Dryer vents White plastic flex venting is not allowed for dryer venting. Additionally, ducting that is "kinked", ripped, damaged or disconnected is a defect.
Mold/Mildew More than 4sq inches of mildew (cumulative per room) should be addressed.
Call-For-Aid If equipped, ensure the cords are no more than 6" from floor and not blocked by furniture.
Sharp edges Review all windows, bathroom mirror, toilet lid (and any other property owned items) for broken and sharp edges.
Rails Ensure all steps of 4 or more have grippable handrails that are installed between 28" and 42" high and run continually from the first riser to the last.
Windows Check all window screen to ensure they are present and have no damage greater than 1". All windows must be operable (open and stay open), free of cracks/damage and lockable using an attached lock.
Walls/Ceiling Holes larger than 2" are not permitted. Ensure ceiling has no deflection or sagging.
Paint (pre-1978) Damaged paint (peeling, bubbled, scratched, rubbed, etc.) on any surface (walls, windowsill, handrail, door frame, etc.) should be eliminated if children under the age of 6 (or pregnant women) are expected to reside.

INSIDE (Common Areas)

All the same as "Units" plus…
Exit signs If provided, exit signs must be lit for 90 minutes in case of power loss. Signs must not be loose as well as testing the internal battery by holding the "Test" button for 30 seconds.
Auxiliary lights All auxiliary light should be checked to confirm proper operation (bulbs and battery).
Elevator Each elevator should operate, be within ¾" height difference of floor, safety reverses must function and have current certificate available.
Trash chute Chute must be clear and doors must self-close

OUTSIDE

Walls Walls that are not weathertight or sections that are missing (or any penetrating holes) should be addressed.
Dryer vents blocked or clogged Lint or even purposely blocked by the resident to prevent air infiltration in cool weather.
Gutters/Soffit Gutters should function correctly, and soffit/fascia should be free of loose sections or penetrating holes.
Lighting Lights should be present and functioning.
Electrical/Outlet Wiring must be "protected" by conduit or Romex jacketing. Ensure all knockouts are in place and no foreign material used in repair. Ensure all outlets are GFCI protected.
Rails Ensure all steps of 4 or more have grippable handrails that are installed between 28" and 42" high and run continually from the first riser to the last. Additionally, any elevated walking surfaces 30+ inches in height should be protected by a guardrail.
Damaged paint (pre-1978) Any damaged paint (peeling, bubbled, scratched, rubbed, etc.) should be eliminated.
Sharp edges Broken glass or other damaged items creating a sharp edge within a walking area should be removed.
Address sign Address should be readily visible.
Parking/Drive/Walks Free from ¾" unevenness and ensure potholes 4" or more in depth are corrected.
Fences Any fence that provides safety/security must not have large holes, falling sections or inoperable gates
Fire extinguisher (property owned) Check to confirm the extinguisher is installed on hook/bracket (if so equipped), inspection tag date is current, and unit is properly charged.