Life-Threatening Deficiencies

The NSPIRE standards include a category of severe health and safety (SHS) deficiencies. Life-threatening conditions are included within the SHS category. HUD seeks public feedback on its proposed list of life-threatening conditions and on its draft definition of the phrase, '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 residents.

These deficiencies include certain toxins, electrical hazards, fire hazards, significant fall hazards, and the absence of common life-safety devices designed to alert residents of such hazards or to directly protect against life-threatening hazards such as fire or natural disasters.

Send feedback to NSPIREStandards@HUD.gov and learn more about NSPIRE health and safety risks at https://www.hud.gov/program_offices/public_indian_housing/reac/nspire.

Scan to view the Life-Threatening Deficiencies webpage on the NSPIRE website.

Proposed List of Life-Threatening Deficiencies Based on the NSPIRE Standards:

UNIT AND INSIDE

- Call-for-Aid System: System does not function properly
- Carbon Monoxide Detector: Carbon monoxide detector is missing, not installed, or not installed in proper location
- Carbon Monoxide Detector: Carbon monoxide detector is obstructed
- Carbon Monoxide Detector: Carbon monoxide detector does not produce audio or visual alarm when tested
- Door - Entry: Entry door is missing
- Dryer Vent: Gas dryer vent is missing, detached, or has a hole
- Dryer Vent: Dryer vent has restricted airflow
- Egress: Blocked egress on building 4 stories or more
- Egress: Blocked egress on building 3 stories or less
- Exit Sign: Exit sign that clearly identifies emergency exit is missing or obstructed
- Exposed Electrical Conductor: Exposed electrical wire
- Fire Extinguisher: Fire extinguisher pressure gauge reads over or under charged
- Fire Extinguisher: Fire extinguisher service tag is missing or expired
- Fire Extinguisher: Fire extinguisher is missing
- Flammable and Combustible Items: Improperly stored flammable or combustible item on or near an ignition source

- Foundation: The foundation appears to be in imminent danger of collapse or failure
- GFCI/AFCI: GFCI or AFCI have broken, cracked, or burned surfaces, or buttons are missing
- Guardrail: Guardrail is missing where required
- Heating, Ventilation, and Air Conditioning (HVAC): Heat source is missing (applies to "Unit" inspectable area only; does not apply to "Inside")
- Heating, Ventilation, and Air Conditioning (HVAC): Heating or air conditioning system or device is not operational
- Heating, Ventilation, and Air Conditioning (HVAC): Heating system or device fueled by combustion has misaligned, disconnected, damaged, blocked, or missing exhaust vent
- Leak: Natural gas, propane, or oil leak at the main
- Leak: Natural gas, propane, or oil leak at the appliance
- Sharp Edges: Sharp edges are present
- Smoke Alarm: Smoke alarm not installed in each bedroom or on each level
- Smoke Alarm: Smoke alarm does not produce audio or visual alarm when tested
- Structural: Structure has failed or is in danger of failing
- Toilet: Toilet is inoperable
- Water Heater: Chimney or flue piping is misaligned, missing, or blocked

OUTSIDE

- Dryer Vent: Exterior dryer vent cover is blocked
- Exit Sign: Exit sign that clearly identifies emergency exit is missing or obstructed
- Exposed Electrical Conductor: Exposed electrical wire
- Fire Escape: Fire escape component damaged or missing
- Fire Extinguisher: Fire extinguisher pressure gauge reads over or under charged
- Fire Extinguisher: Fire extinguisher service tag is missing or expired
- Flammable and Combustible Items: Improperly stored flammable or combustible item on or near an ignition source
- Foundation: The foundation appears to be in imminent danger of collapse or failure
- GFCI/AFCI: GFCI or AFCI have broken, cracked, or burned surfaces, or buttons are missing
- Guardrail: Guardrail is missing where required
- Leak: Natural gas, propane, or oil leak at the main
- Leak: Natural gas, propane, or oil leak at the appliance
- Sharp Edges: Sharp edges are present
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