



NSPIRE

NSPIRE Standards Virtual Workshop

September 22, 2020



Below the PowerPoint slides you will see the TROUBLESHOOTING POD.

The Troubleshooting pod can help with:

- Internet bandwidth issues
- Audio issues (speakers and microphones)
- Viewing issues

A large blue arrow pointing downwards, with the text "TROUBLESHOOTING POD" written inside the arrow's shaft.

**TROUBLESHOOTING
POD**

Below the PowerPoint slides you will see the Technical Support CHAT POD.

This is where you can:

- Request technical support



Below the PowerPoint slides you will see the CHAT POD.

This is where you can:

- Post questions for presenters
- Make comments and suggestions





Weblinks Pod



To the right of the PowerPoint slides you will see the Weblinks pod.



To view the weblinks:

- Click the title and then click “Browse to” at the bottom

Below the Weblinks slides you will see the Files pod.

To download a file:

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Polling Questions

- We will conduct multiple polling questions.
- Polling questions appear on top of the PowerPoint slides.
- Please answer by selecting within the polling question pod.

Have you participated in a NSPIRE workshop?

- a. Yes, I have participated
- b. No, I have not participated

TIP: Unless otherwise directed, you do not need to 'enter' your answer; selecting an answer submits it when the poll is closed.



Agenda



- Agenda
- Opening Remarks
- Round 1 Polling Questions
- Introduction
- Breakout Session Guidance
- Breakout Session
- Round 2 Polling Questions
- Session Wrap-Up
- Closing Remarks
- Round 3 Polling Questions



Opening Remarks



- Welcome and Statement of Purpose
- Objectives
 - Gather feedback on critical issues
 - Engage with diverse stakeholders and key industry groups
 - Learn from technical experts



NSPIRE

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

POLLING QUESTIONS

Introduction – Values and Goals

Values and Goals

<p>People</p>	<p>Residents</p>	<ul style="list-style-type: none"> ✓ Ensure families are living in safe and tenantable homes ✓ Year-long maintenance with a unit-focused approach ✓ Prioritize residents over properties ✓ Introducing resident surveys for better quality service
<p>Properties</p>	<p>Health & Safety</p>	<ul style="list-style-type: none"> ✓ Better identification of substandard housing through clear, defined inspection protocols ✓ Increased inspection consistency ✓ Modernization of health and safety standards ✓ Ensure homes are safe and suitable for residential use
<p>Programs</p>	<p>Modernize HUD's Inspection Process</p>	<ul style="list-style-type: none"> ✓ Modernization of HUD's Physical Inspection Process ✓ Improve service delivery for our residents and housing principles ✓ Alignment of multiple inspection standards into a clear, defined inspection protocol ✓ Safe and habitable homes

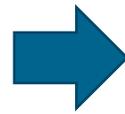
National Standards for the Physical Inspection of Real Estate

Introduction - CTQs



- Critical to Quality (CTQ)

- Reflects the condition of a property through 3 categories of deficiencies.



- Rationales

- Clearly expressed and well-supported statement of why the deficiency is critical to quality.

- The 3 types of CTQ deficiencies:

- health and safety
- function and operability, and
- condition and appearance

- Deficiency Example

- Blocked exit on building 4 stories or more.

- Rationale Example

- Health and Safety: Prevents or delays residents from reaching an exit access in case of an emergency

Inspection Locations

- Three inspectable areas
- Cite deficiencies where you are standing
- Impact on health and safety may change applicable standards



Introduction – NSPIRE Standards

Example: Bathtub and Shower



- **Definition:** A fixture often found in bathrooms that dispenses clean water used for bathing and self-care as well as contains a method for draining used water.
- **Deficiency:** Bathtub or shower fails to drain
- **Criteria:** Water is not draining at all
- **Health Rationale:** If bathtub or shower is not draining, then this limits the resident's ability to clean themselves which may increase their risk of illness or infectious disease.



Introduction – NSPIRE Health & Safety Determinations



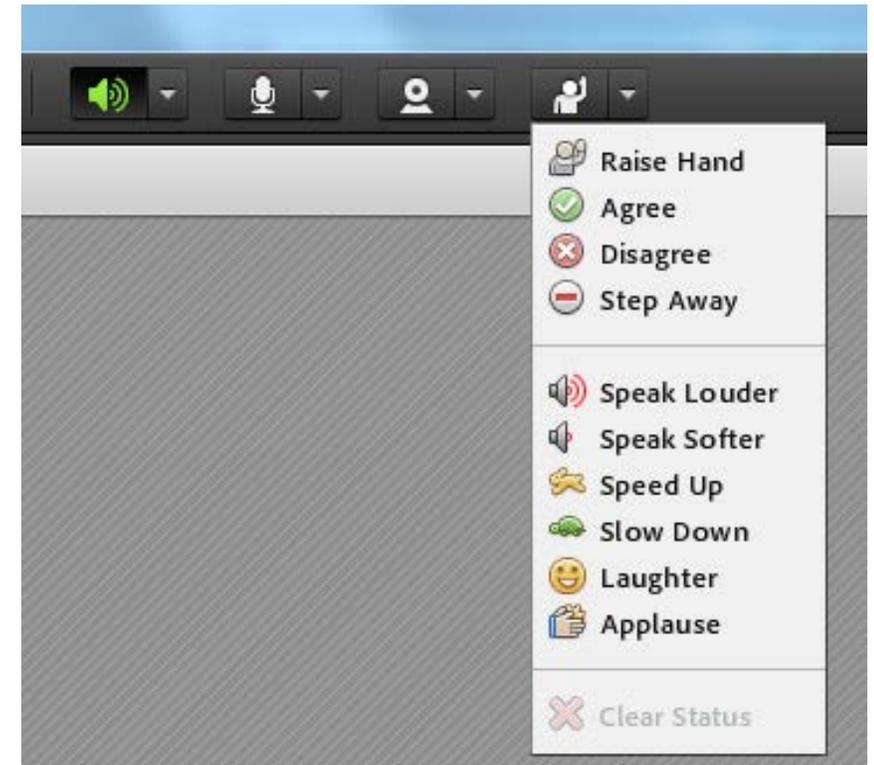
- **Criteria:** Water is not draining at all
- **Standard Health & Safety Determination:** This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
- **Criteria:** Smoke alarm does not produce audio or visual alarm when tested
- **Severe Health & Safety Determination:** This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.



Introduction - Decision-Making Process



- To join the conversation:
 - Select the “Raise Hand” button at the top left of your screen.
 - When the facilitator calls on you, unmute your microphone to speak.
 - When finished speaking, please mute your microphone.
- Be respectful and refrain from interrupting.
- Keep microphone muted when not speaking.





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NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Breakout Session



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Breakout Session Room #1

NSPIRE: Mold Standard

September 22, 2020

Please take five minutes to review the Mold Standard with a focus on deficiency 1: Presence of mold or mildew is observed visually or through smell. Deficiency 1 covers Inside the Unit and Inside the Building.

Common Terms:

- **Inside the Unit** - the residential dwelling place
- **Inside the Building** – common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – parking areas, playgrounds, building exterior, site, etc.
- **Definition** – defines the standard
- **Purpose** – states the function, use, or purpose the item serves in the built environment
- **Criteria** – lists the criteria needed to be considered for the deficiency
- **Timeframe** – lists the timeframe for correction
- **Rationale** – describes the applicable code, category, type, description, and explanation
- **Health and Safety Determination** – lists the applicable determination for the deficiency and briefly describes the determination category
 - **Severe Life-Threatening** – health & safety deficiencies that could lead to death or serious injury.
 - **Severe Non-Life-Threatening** – health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
 - **Standard** – health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance

Definition: Fungal growth that consists of organisms often linked to dampness and moisture and whose presence is known to cause respiratory issues.

Purpose: Air quality is impacted by the presence of mold or mildew.

Common Materials: None

Components: None

How could the definition and purpose be more clearly or more objectively written?
("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?



Deficiency

Deficiency – states the name and location of the deficiency applicable to the standard; a critical to quality defect in the built environment that is most important to the habitability of the property.

Deficiency 1: Presence of mold or mildew is observed visually or through smell.

Location: Unit & Inside

Is this a deficiency HUD should inspect for? Why or why not?

What are other conditions might make this deficiency more or less of a problem?

Criteria – lists the criteria needed to be considered for the deficiency, describes the standard by which the defect is judged or by which the inspector must inspect by.

Presence of mold or mildew is observed visually or through smell.

Deficiency 1 Criteria: Any mold detected visually or through smell.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?

Inspection Process

Inspection Process – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance.

Presence of mold or mildew is observed visually or through smell.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1: Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding. Identify any musty, earthy, damp, or tangy, odors.

Inspector Action for Deficiency 1: None

More Information for Deficiency 1: For the purpose of this inspection, do not include water stains and leaks.

- Mold grows well on paper products, cardboard, ceiling tiles, and wood products.
- Mold can also grow in dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.
- Mold can have a white, gray, yellowish, brown or black color.
- Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.

Inspection Process - Observation

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Presence of mold or mildew is observed visually or through smell.

Inspector Observation for Deficiency 1: Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding. Identify any musty, earthy, damp, or tangy, odors.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?



Health & Safety Determination & Rationale



Health and Safety Determination – lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – describes the applicable code, category, type, description, and explanation.

Presence of mold or mildew is observed visually or through smell.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If mold is present, then resident's health may be impacted (e.g., air quality).

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?



Time of Repair



Time of Repair – lists the applicable determination for the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Presence of mold or mildew is observed visually or through smell.



Housing Choice Voucher Program



- **How should the Housing Choice Voucher (HCV) program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **For the HCV Program, are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

Presence of mold or mildew is observed visually or through smell.



Final Thoughts



- **What else would you like to add about this deficiency?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?**



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On Twitter: [@HUDREAC](https://twitter.com/HUDREAC)



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Breakout Session Room #2

NSPIRE: Bathroom Ventilation Standard

September 22, 2020



Bathroom Ventilation Standard



Please take five minutes to review the Bathroom Ventilation Standard with a focus on deficiency 1: Bathroom does not have proper ventilation. Deficiency 1 covers Inside the Unit and Inside the Building.

Common Terms:

- **Inside the Unit** - the residential dwelling place
- **Inside the Building** – common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – parking areas, playgrounds, building exterior, site, etc.
- **Definition** – defines the standard
- **Purpose** – states the function, use, or purpose the item serves in the built environment
- **Criteria** – lists the criteria needed to be considered for the deficiency
- **Timeframe** – lists the timeframe for correction
- **Rationale** – describes the applicable code, category, type, description, and explanation
- **Health and Safety Determination** – lists the applicable determination for the deficiency and briefly describes the determination category
 - **Severe Life-Threatening** – health & safety deficiencies that could lead to death or serious injury.
 - **Severe Non-Life-Threatening** – health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
 - **Standard** – health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance



Definition



Definition: A bathroom exhaust fan is a mechanical ventilation device ducted to the exterior of the house.

Purpose: To draw out stale, impure, and very humid air thereby improving the quality of indoor air.

Common Materials: Plastic; Metal; Vinyl

Components: Motor; Fan; Cover; Frame; Glass; Ducting; Light

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors are able to come to the same findings.)

What common materials or components are missing?



Deficiency

Deficiency – states the name and location of the deficiency applicable to the standard; a critical to quality defect in the built environment that is most important to the habitability of the property.

Deficiency 1: Bathroom does not have proper ventilation.

Location: Unit & Inside

Is this a deficiency HUD should inspect for? Why or why not?

What are other conditions might make this deficiency more or less of a problem?



Criteria



Criteria – lists the criteria needed to be considered for the deficiency, describes the standard by which the defect is judged or by which the inspector must inspect by.

Deficiency 1 Criteria: Neither an exhaust fan nor window are present and operable to provide ventilation.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?

Bathroom does not have proper ventilation.

Inspection Process – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance.

Bathroom does not have proper ventilation.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1:

- **Exhaust fan:** Look for the presence of an exhaust fan or vent containing a screen and a corresponding switch.
- **Window:** Look for a window that is openable from the interior.

Inspector Action for Deficiency 1: If exhaust fan present, activate the switch to determine if the exhaust fan turns on and verify there is airflow.

More Information for Deficiency 1:

- A high-rise building may have a passive or motorized central ventilation system and there is a vent in the bathroom, this may require an alternate means of detecting airflow (e.g., paper or tissue test) if otherwise undetectable.
 - Tissue test: take a single square of toilet paper and place it along the fan vent while the fan is running. If the fan holds up the toilet paper, then it is working properly.
- POA is allowed to plug in a fan if needed.

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Observation for Deficiency 1:

- *Exhaust fan:* Look for the presence of an exhaust fan or vent containing a screen and a corresponding switch.
- *Window:* Look for a window that is openable from the interior.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

Bathroom does not have proper ventilation.



Inspection Process - Action



When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Action for Deficiency 1: If exhaust fan present, activate the switch to determine if the exhaust fan turns on and verify there is airflow.

What tools should be used in the inspection process?

How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?

What other actions would you recommend that an inspector take to inspect for these deficiencies?

Bathroom does not have proper ventilation.



Health & Safety Determination & Rationale



Health and Safety Determination – lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – describes the applicable code, category, type, description, and explanation.

Bathroom does not have proper ventilation.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If bathroom does not have proper ventilation, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues (e.g., asthma).

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?



Time of Repair



Time of Repair – lists the applicable determination for the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Bathroom does not have proper ventilation.



Housing Choice Voucher Program



- **How should the Housing Choice Voucher (HCV) program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **For the HCV Program, are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

Bathroom does not have proper ventilation.



Final Thoughts



- **What else would you like to add about this deficiency?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?**



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On Twitter: [@HUDREAC](https://twitter.com/HUDREAC)



NSPIRE

Breakout Session Room #3

NSPIRE: Sharp Edges Standard

September 22, 2020



Sharp Edges Standard



Please take five minutes to review the Sharp Edges Standard with a focus on deficiency 1: Sharp edges are present. Deficiency 1 covers Inside the Unit, Inside the Building, and Outside the Building.

Common Terms:

- **Inside the Unit** - the residential dwelling place
- **Inside the Building** – common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – parking areas, playgrounds, building exterior, site, etc.
- **Definition** – defines the standard
- **Purpose** – states the function, use, or purpose the item serves in the built environment
- **Criteria** – lists the criteria needed to be considered for the deficiency
- **Timeframe** – lists the timeframe for correction
- **Rationale** – describes the applicable code, category, type, description, and explanation
- **Health and Safety Determination** – lists the applicable determination for the deficiency and briefly describes the determination category
 - **Severe Life-Threatening** – health & safety deficiencies that could lead to death or serious injury.
 - **Severe Non-Life-Threatening** – health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
 - **Standard** – health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance



Definition



Definition: Hazardous objects or thin sections of surfaces that can lacerate skin upon contact with minimal force.

Purpose: None

Common Materials: Plastic; Metal; Wood; Concrete; Glass

Components: None

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?



Deficiency

Deficiency – states the name and location of the deficiency applicable to the standard; a critical to quality defect in the built environment that is most important to the habitability of the property.

Deficiency 1: Sharp edges are present.

Location: Inside, Unit, Outside

Is this a deficiency HUD should inspect for? Why or why not?

What are other conditions might make this deficiency more or less of a problem?



Criteria



Criteria – lists the criteria needed to be considered for the deficiency, describes the standard by which the defect is judged or by which the inspector must inspect by.

Deficiency 1 Criteria: Sharp edges that can lead to personal injury are present.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?

**Sharp edges
are present.**

Inspection Process

Inspection Process – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance.

**Sharp edges
are present.**

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1: Look along normal paths of travel to identify any sharp edge that could lead to a personal injury.

Inspector Action for Deficiency 1: None

More Information for Deficiency 1: For the purpose of this inspection, sharp edges should only be recorded as a deficiency if they can cause personal injury that will likely require treatment from a medical professional and if located within a normal path of travel (e.g. protruding nails, fencing wire, rebar, exposed metal, and broken glass).

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Observation for Deficiency 1: Look along normal paths of travel to identify any sharp edge that could lead to a personal injury.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

**Sharp edges
are present.**



Health & Safety Determination & Rationale



Health and Safety Determination – lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – describes the applicable code, category, type, description, and explanation.

Sharp edges are present.

Health & Safety Determination 1: This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

Rationale: If sharp edge is present along the normal path of travel, then resident is at risk of laceration or puncture wounds.

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?



Time of Repair



Time of Repair – lists the applicable determination for the time frame for a repair.

Deficiency 1 Correction Timeframe: 24 hours

Deficiency 1 HCV Correction Timeframe: 24 hours

Are these correction timeframes appropriate? Why or why not?

Sharp edges are present.



Housing Choice Voucher Program



- **How should the Housing Choice Voucher (HCV) program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **For the HCV Program, are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

**Sharp edges
are present.**



Final Thoughts



- **What else would you like to add about this deficiency?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?**



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NSPIRE

Breakout Session Room #4

NSPIRE: Trip Hazard Standard

September 22, 2020



Trip Hazard Standard



Please take five minutes to review the Trip Hazard Standard with a focus on deficiency 1: Trip hazard on walking surface. Deficiency 1 covers Inside the Unit, Inside the Building, and Outside the Building.

Common Terms:

- **Inside the Unit** - the residential dwelling place
- **Inside the Building** – common areas, gyms, recreation area, stairwells, etc.
- **Outside the Building** – parking areas, playgrounds, building exterior, site, etc.
- **Definition** – defines the standard
- **Purpose** – states the function, use, or purpose the item serves in the built environment
- **Criteria** – lists the criteria needed to be considered for the deficiency
- **Timeframe** – lists the timeframe for correction
- **Rationale** – describes the applicable code, category, type, description, and explanation
- **Health and Safety Determination** – lists the applicable determination for the deficiency and briefly describes the determination category
 - **Severe Life-Threatening** – health & safety deficiencies that could lead to death or serious injury.
 - **Severe Non-Life-Threatening** – health & safety deficiencies that could cause a health or safety threat, or serious burden on the resident.
 - **Standard** – health & safety deficiencies that are less likely to result in death or severe injury.
- **Inspection Process** – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance



Definition



Definition: Hazard caused by an abrupt change in vertical elevation or horizontal separation on any walking surface.

Purpose: None

Common Materials: Cords; Concrete; Tile; Carpet; Buckling floors; Metal

Components: None

How could the definition and purpose be more clearly or more objectively written?

("Objectively written" is defined as written in a way that two different inspectors can come to the same findings.)

What common materials or components are missing?



Deficiency

Deficiency – states the name and location of the deficiency applicable to the standard; a critical to quality defect in the built environment that is most important to the habitability of the property.

Deficiency 1: Trip hazard on walking surface.

Location: Inside, Unit, Outside

Is this a deficiency HUD should inspect for? Why or why not?

What are other conditions might make this deficiency more or less of a problem?



Criteria – lists the criteria needed to be considered for the deficiency, describes the standard by which the defect is judged or by which the inspector must inspect by.

Deficiency 1 Criteria: There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:

- An unintended $\frac{3}{4}$ inch or greater vertical difference, OR
- An unintended 2-inch horizontal separation perpendicular to the path of travel.

How could we improve or clarify the criteria?

What makes this criteria reasonable or unreasonable?

What unintended consequences should be considered?

What special conditions should be considered?

Are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?

Trip hazard on walking surface.

Inspection Process

Inspection Process – describes the process for inspecting the deficiency to include how to observe the deficiency, the action needed to be taken when the deficiency is observed, and lists any additional information and when to ask for assistance.

Trip hazard on walking surface.

When an inspector is at the property, they will be conducting the following observations and actions to inspect for the deficiencies.

Inspector Observation for Deficiency 1: Look at the walking surface along the normal path of travel to identify significant difference in vertical elevation or horizontal separation.

Inspector Action for Deficiency 1: If identified, measure to determine if there is a $\frac{3}{4}$ inch vertical separation or 2-inch horizontal separation.

More Information for Deficiency 1: If the walking area has an engineered designed gap or vertical difference; this is not a tripping hazard (e.g. a raised manhole, a plant grate designed in the middle of a path of travel).

When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Observation for Deficiency 1: Look at the walking surface along the normal path of travel to identify significant difference in vertical elevation or horizontal separation.

What are the ambiguities to the above observations?

How can the inspection observation process be improved?

What other areas should be looked at?

What else should inspectors be looking for?

What might be missing from the inspection observation process?

Trip hazard on walking surface.



Inspection Process - Action



When an inspector is at the property, they will be conducting the following observations to inspect for the standard.

Inspector Action for Deficiency 1: If identified, measure to determine if there is a $\frac{3}{4}$ inch vertical separation or 2-inch horizontal separation.

What tools should be used in the inspection process?

How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?

What other actions would you recommend that an inspector take to inspect for these deficiencies?

Trip hazard on walking surface.



Health & Safety Determination & Rationale



Health and Safety Determination – lists the applicable determination for the deficiency and briefly describes the determination category.

Rationale – describes the applicable code, category, type, description, and explanation.

Trip hazard on walking surface.

Health & Safety Determination 1: This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Rationale: If there is a trip hazard, then there is an increased probability of falls that may lead to injury.

Should this deficiency be considered a health and safety risk? Why or why not?

Do you believe the rationale supports this deficiency?

How can we further clarify the rationale?

What other health and safety risks should we consider?



Time of Repair



Time of Repair – lists the applicable determination for the time frame for a repair.

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Trip hazard on walking surface.



Housing Choice Voucher Program



- **How should the Housing Choice Voucher (HCV) program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **For the HCV Program, are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

Trip hazard on walking surface.



Final Thoughts



- **What else would you like to add about this deficiency?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?**
- **What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?**



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Questions and Feedback

NSPIRE@hud.gov or search for “HUD NSPIRE”

NSPIRE Information Center 1-800-883-1448

NSPIRE Standards Feedback:

https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards

On Twitter: [@HUDREAC](https://twitter.com/HUDREAC)



Session Wrap-Up



- Breakout Room 1: Mold Standard
 - Deficiency 1 – Presence of mold or mildew is observed visually or through smell.
- Breakout Room 2: Bathroom Ventilation Standard
 - Deficiency 1 – Bathroom does not have proper ventilation.
- Breakout Room 3: Sharp Edges Standard
 - Deficiency 1 –Sharp edges are present.



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POLLING QUESTIONS



Closing Remarks



*Thank
you*



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