



NSPIRE

NSPIRE Standards Virtual Workshop

October 13, 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**



Technical Support Chat 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



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 automatically 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

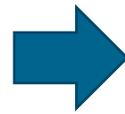


- Critical to Quality (CTQ)

- Reflects a property's condition using three deficiency categories.

- 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



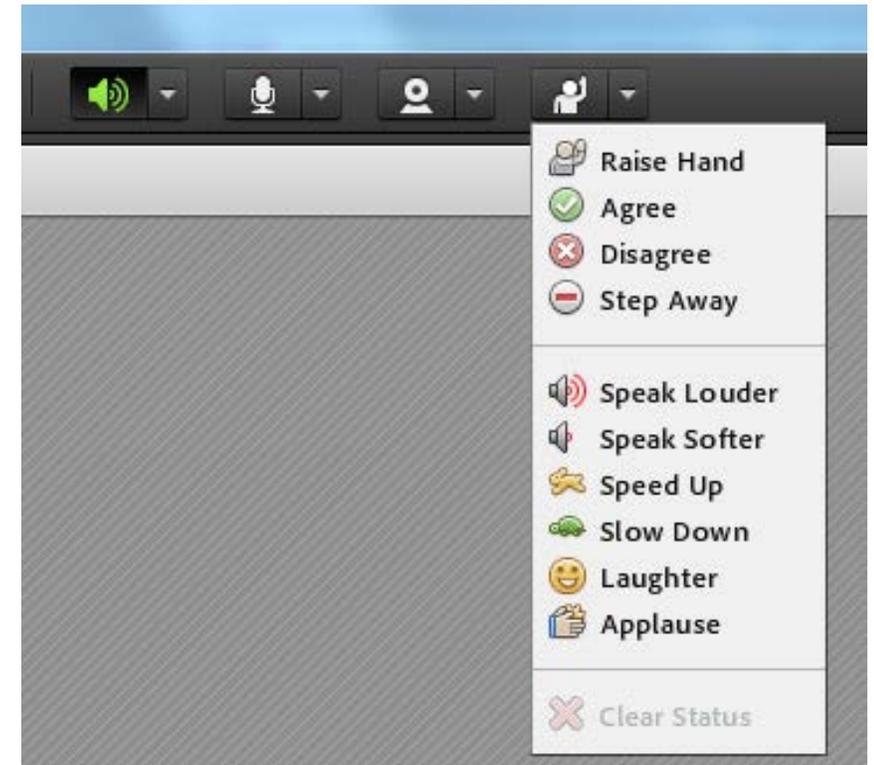
- **Criteria:** Water is not draining at all
- **Standard Health & Safety Determination:** This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
- **Criteria:** Smoke alarm does not produce audio or visual alarm when tested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



NSPIRE

Breakout Session Room #1

NSPIRE: Sidewalk, Walkway, and Ramp Standard

October 13, 2020

Sidewalk, Walkway, and Ramp

Please take five minutes to review the Sidewalk, Walkway, and Ramp Standard with a focus on deficiency 1: Sidewalk, walkway, or ramp is blocked or impassable. Deficiency 1 covers Outside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
- **Definition** – Defines the standard.
- **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. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **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.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.



Definition



Definition: A pathway for pedestrian travel.

Purpose: To provide a defined and safe path of exterior travel for pedestrians.

Common Materials: Wood; Concrete; Gravel; Pavers; Metal; Asphalt

Components: Approach; Landing; Flared sides

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 – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Sidewalk, walkway, or ramp is blocked or impassable.

Location: Outside

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

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



Criteria



Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Sidewalk, walkway, or ramp does not provide clear 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?

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

Inspection Process

Inspection Process –
Describes the process for inspecting the deficiency.
Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

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 all sidewalks, walkways, and ramps and identify if there is any obstruction or blockage.

More Information for Deficiency 1: Overgrown vegetation may result in the sidewalk, walkway, or ramp being blocked or impassable.



Inspection Process - Observation



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 all sidewalks, walkways, and ramps and identify if there is any obstruction or blockage.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

Are there any confusing statements in the above observation?

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 why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

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 sidewalk, walkway, or ramp does not provide clear travel, then resident's egress may be impeded.

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 time frame for a repair.

HCV - Housing Choice Voucher

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**



Housing Choice Voucher Program



- **How should the HCV program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **What are the conditions that might make these deficiency more or less of a problem?**

Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.



Final Thoughts



- **What else would you like to add about this standard?**
- **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

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NSPIRE

Breakout Session Room #2

NSPIRE: Light Fixture Interior Standard

October 13, 2020

Light Fixture Interior

Please take five minutes to review the Light Fixture Interior Standard with a focus on deficiency 1 & 2: Interior light fixture will not illuminate when energized or is not operational; and Interior light fixture is not securely attached or anchored. Deficiency 1 & 2 covers Inside the Unit and Inside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
- **Definition** – Defines the standard.
- **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. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **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.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.



Definition



Definition: Device that contains an electrical lamp within a room, hallway, or interior space (area lighting).

Purpose: Serves as a path for electricity to power a light bulb and provide illumination.

Common Materials: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel

Components: Fixture casting; Ballast; Wires; Starter socket; Tube socket, Switch; Ballast attachment screw

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 – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Interior light fixture will not illuminate when energized or is not operational.

Location: Inside the Unit and Inside the Building

Deficiency 2: Interior light fixture is not securely attached or anchored.

Location: Inside the Unit and Inside the Building

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

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

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: A permanent lighting fixture is missing or not functioning, and there is no other permanent, functioning, switched light source in the room; OR any floor or area lacks illumination.

Deficiency 2 Criteria: Light fixture is observed to be falling or not securely attached to a surface.

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 Inside the Unit or Inside the Building (i.e., shared laundry room)?

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.

Inspection Process

Inspection Process –
Describes the process for inspecting the deficiency.
Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.

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: Identify mechanism to operate light fixture. After activated, look at the light fixture and determine if it is illuminated.

Action for Deficiency 1: Activate mechanism used to operate light fixture.

More Information for Deficiency 1: POA may attempt to change the light bulb if fixture does not illuminate.

Inspector Observation for Deficiency 2: Look at light fixture and determine if it is securely attached to the mounting bracket.

Action for Deficiency 2: None

More Information for Deficiency 2: None

Inspection Process - Observation

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

Inspector Observation for Deficiency 1: Identify mechanism to operate light fixture. After activated, look at the light fixture and determine if it is illuminated.

Inspector Observation for Deficiency 2: Look at light fixture and determine if it is securely attached to the mounting bracket.

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.

Are there any confusing statements in 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?

Inspection Process - Action

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

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.

Inspector Action for Deficiency 1: Activate mechanism used to operate light fixture.

Inspector Action for Deficiency 2: None

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?



Health & Safety Determination & Rationale



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

Rationale – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.

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 light fixture fails to illuminate when energized, then this may increase the resident's injury risk as a result of tripping or falling due to lack of illumination.

Health & Safety Determination 2: 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 not securely attached, then the resident may be injured by a falling lighting fixture.

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 time frame for a repair.

HCV - Housing Choice Voucher

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Deficiency 2 Correction Timeframe: 30 days

Deficiency 2 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.



Housing Choice Voucher Program



- **How should the 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 Inside the Unit or Inside the Building (i.e., shared laundry area)?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

Interior light fixture will not illuminate when energized or is not operational.

Interior light fixture is not securely attached or anchored.



Final Thoughts



- **What else would you like to add about this standard?**
- **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

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NSPIRE

Breakout Session Room #3

NSPIRE: Lighting - Exterior Standard

October 13, 2020

Lighting - Exterior

Please take five minutes to review the Lighting - Exterior Standard with a focus on deficiency 1 & 2: Exterior light fixture is not present or functioning at building's entrance; and Exterior light fixture is not secure. Deficiency 1 & 2 covers Outside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
- **Definition** – Defines the standard.
- **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. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **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.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.

Definition: The fixed artificial lighting to illuminate the areas, such as entry ways, parking lots, exterior stairwells, walkway lighting (site), pole lighting, wall packs, and canopy lights.

Purpose: Provide illumination of the building exterior and surrounding grounds in order to provide safe travel and enhanced security.

Common Materials: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel; Steel; Cast iron; Galvanized

Components: Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes

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 – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Exterior light fixture is not present or functioning at building's entrance.

Location: Outside the Building

Deficiency 2: Exterior light fixture is not secure.

Location: Outside the Building

**Is this a deficiency HUD should inspect for? Why or why not?
What other conditions might make this deficiency more or less of a problem?**

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Exterior light fixture at the entrance to the dwelling fails to continuously illuminate when turned on or photocell and timed lighting or damaged in such a way as to indicate inoperability.

Deficiency 2 Criteria: Fixture is not secure to designed attachment point or the attachment point is not stable.

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.

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?

Inspection Process

Inspection Process –
Describes the process for inspecting the deficiency.
Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.

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 exterior fixtures at the entrance to the dwelling and determine if they are continuously illuminated.

Action for Deficiency 1: If photocell or timer operated exterior lights are present, check for damage (i.e. visible defect; impacts functionality) that indicates inoperability.
- If motion sensor light, make motion to activate.

More Information for Deficiency 1: None

Inspector Observation for Deficiency 2: Look at the exterior light fixtures and determine if they are securely attached to a surface or, if on a pole, the pole is not stable.

Action for Deficiency 2: If lighting does not appear stable, then apply pressure to fixture to determine stability.

More Information for Deficiency 2: None

Inspection Process - Observation

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

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.

Inspector Observation for Deficiency 1: Look at the exterior fixtures at the entrance to the dwelling and determine if they are continuously illuminated.

Inspector Observation for Deficiency 2: Look at the exterior light fixtures and determine if they are securely attached to a surface or, if on a pole, the pole is not stable.

Are there any confusing or unclear statements in 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?

Inspection Process - Action

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

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.

Action for Deficiency 1: If photocell or timer operated exterior lights are present, check for damage (i.e. visible defect; impacts functionality) that indicates inoperability.
- If motion sensor light, make motion to activate.

Action for Deficiency 2: If lighting does not appear stable, then apply pressure to fixture to determine stability.

What, if any, tools should be used in the inspection process?

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



Health & Safety Determination & Rationale



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

Rationale – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.

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 exterior light fixture will not properly illuminate, and there is an emergency, then resident may not be able to safely navigate egress.

Health & Safety Determination 2: 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 exterior lighting is not secure, then it may pose an injury hazard to the resident.

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 time frame for a repair.

HCV - Housing Choice Voucher

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Deficiency 2 Correction Timeframe: 30 days

Deficiency 2 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.



Housing Choice Voucher Program



- **How should the HCV program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **What are the conditions that might make these deficiencies more or less of a problem?**

Exterior light fixture is not present or functioning at building's entrance.

Exterior light fixture is not secure.



Final Thoughts



- **What else would you like to add about this standard?**
- **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

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NSPIRE

Breakout Session Room #4

NSPIRE: Sidewalk, Walkway, and Ramp Standard

October 13, 2020

Sidewalk, Walkway, and Ramp

Please take five minutes to review the Sidewalk, Walkway, and Ramp Standard with a focus on deficiency 1: Sidewalk, walkway, or ramp is blocked or impassable. Deficiency 1 covers Outside the Building.

Common Terms:

- **Criteria** – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.
- **Deficiency** – The name and location of the deficiency that applies to the standard. It is a Critical to Quality defect in the built environment. As such, it is most important to the habitability of the property.
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- **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. Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.
- **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.
- **Purpose** – States the function, use, or purpose the item serves in the built environment.
- **Rationale** – Describes why the deficiency is important. Includes the rationale code, category, type, description, and explanation.
- **Time of repair** – Lists the time frame for a repair.



Definition



Definition: A pathway for pedestrian travel.

Purpose: To provide a defined and safe path of exterior travel for pedestrians.

Common Materials: Wood; Concrete; Gravel; Pavers; Metal; Asphalt

Components: Approach; Landing; Flared sides

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 – The name and location of the deficiency that applies to the standard. It is a critical to quality defect in the built environment. As such, it is most important to the habitability of the property.

Deficiency 1: Sidewalk, walkway, or ramp is blocked or impassable.

Location: Outside

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

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

Criteria – Lists the criteria to consider for the deficiency. Describes the standard by which the defect is judged.

Deficiency 1 Criteria: Sidewalk, walkway, or ramp does not provide clear 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?

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

Inspection Process

Inspection Process –
Describes the process for inspecting the deficiency.
Includes how to observe the deficiency and the action to take when the deficiency is observed. Lists any additional information and when to ask for assistance.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

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 all sidewalks, walkways, and ramps and identify if there is any obstruction or blockage.

More Information for Deficiency 1: Overgrown vegetation may result in the sidewalk, walkway, or ramp being blocked or impassable.



Inspection Process - Observation



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 all sidewalks, walkways, and ramps and identify if there is any obstruction or blockage.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

Are there any confusing statements in the above observation?

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 why the deficiency is important. Includes the rationale code, category, type, description, and explanation.

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**

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 sidewalk, walkway, or ramp does not provide clear travel, then resident's egress may be impeded.

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 time frame for a repair.

HCV - Housing Choice Voucher

Deficiency 1 Correction Timeframe: 30 days

Deficiency 1 HCV Correction Timeframe: 30 days

Are these correction timeframes appropriate? Why or why not?

**Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.**



Housing Choice Voucher Program



- **How should the HCV program rate this deficiency? Should the rating be a pass or fail? Why or why not?**
- **What are the conditions that might make these deficiency more or less of a problem?**

Outside the Building
- Sidewalk, walkway,
or ramp is blocked
or impassable.



Final Thoughts



- **What else would you like to add about this standard?**
- **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?**



NSPIRE

Questions and Feedback

NSPIRE@hud.gov or search for "HUD NSPIRE"

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Session Wrap-Up



- Breakout Room 1: Sidewalk, Walkway, Ramp Standard
 - Deficiency 1 – Sidewalk, walkway, or ramp is blocked or impassable.
- Breakout Room 2: Light Fixture - Interior Standard
 - Deficiency 1 – Interior light fixture will not illuminate when energized or is not operational.
 - Deficiency 2 – Interior light fixture is not securely attached or anchored.
- Breakout Room 3: Lighting - Exterior Standard
 - Deficiency 1 – Exterior light fixture is not present or functioning at building's entrance.
 - Deficiency 2 – Exterior light fixture is not secure.



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POLLING QUESTIONS



Closing Remarks



*Thank
you*



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POLLING QUESTIONS



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