The Department of Housing and Urban Development (HUD) holds interactive engaging and brainstorming opportunities in the form of workshops to gain feedback from a variety of stakeholders on the NSPIRE standards. This document contains a list of questions regarding the version 1.3 standards discussed during the NSPIRE Standards Virtual Workshop – August 25, 2020. The Standards discussed were the Natural Gas, Propane, Oil Leak Standard, the Sewage Leak Standard, and the Environmental Water Intrusion Leak Standard.
Contents

Breakout Session Room #1: Natural Gas, Propane, Oil Leak Standard .................................................. 3
Leak Standard — Version 1.3 .................................................................................................................. 4
  Deficiencies 1 & 2 Questions ........................................................................................................ 4

Breakout Session Room #2: Sewage Leak Standard ................................................................. 6
Leak Standard — Version 1.3 ........................................................................................................... 7
  Deficiencies 3 & 4 Questions ...................................................................................................... 7

Breakout Session Room #3: Environmental Water Intrusion Leak Standard ...................... 9
Leak Standard — Version 1.3 ........................................................................................................ 10
  Deficiency 7 Questions ........................................................................................................ 10
Breakout Session Room #1: Natural Gas, Propane, Oil Leak Standard


**Deficiencies 1 & 2 Questions**

**Deficiency 1:** Natural gas, propane, or oil leak at the main.

**Deficiency 2:** Natural gas, propane, or oil leak at the appliance.

**Natural Gas, Propane, Oil Definition & Components**

- How could the definition and components be more clearly written?
- What components are missing?
- What else could be included to make these clearer and objective? (Objective meaning that two different inspectors would come to the same findings)
- What other leaks can happen?

**Natural Gas, Propane, Oil Deficiency**

- If an inspector finds evidence of one of the listed deficiencies, why should or why shouldn’t the unit be considered to have a critical to quality deficiency?
- What are some special conditions to consider that might affect the location of this deficiency?
- What other conditions might make this deficiency more of a problem? What other conditions might make this deficiency less of a problem?

**Natural Gas, Propane, Oil Criteria**

- How might the criteria be made clearer or improved?
- What makes these criteria reasonable or unreasonable?
- What might be some unintended consequences that might need to be considered?
- What could be any special conditions to consider?
- How might this differ, if this defect is present Inside the Unit or Inside the building (Outside the Unit)?
- What in the criteria might be considered ambiguous?

**Natural Gas, Propane, Oil Inspection Process — Observation**

- What are the ambiguities to the above observations?
- How can the inspection process observation be improved?
- What further areas should they look at?
- What are the maintenance recommendations for the inspection process observation?
- What might be missing from the inspection process observation?

**Natural Gas, Propane, Oil Inspection Process — Action**

- What maintenance tools should be used in the inspection process?
- How might this action differ if this defect is present Inside the Unit, Inside the building (and Outside the Unit), or Outside the building?
- What other actions would you recommend that an inspector take to inspect the property for environmental water intrusion?
Natural Gas, Propane, Oil Health and Safety

- Why or why not should this deficiency be considered a health and safety risk?
- What do you think the definition of a health and safety risk should be?
- How might the rationale be made clearer?
- How might this Deficiency be present, but perhaps at a low level, or perhaps with a mitigating circumstance, that would make it less of a Health and Safety issue?
- What other safety issues or health risks might occur?

Natural Gas, Propane, Oil Time of Repair

- In what circumstance might the correction timeframe be more or less than the 30 days?
- How should the standard account for these circumstances?
- What reason could you give that this perhaps should be longer, or perhaps shorter?

Natural Gas, Propane, Oil Housing Choice Voucher Program

- How should the Housing Choice Voucher (HCV) program, rate this deficiency? Why should or why shouldn’t the rating be pass or fail?
- For the HCV Program, how might this differ if this defect is present Inside the Unit, Inside the building (and outside the Unit), or Outside the building?
- What are the conditions that might make this Deficiency more of a problem, or perhaps less of a problem?

Leak Standard (Natural Gas, Propane, Oil)

- What else would you like to add about this deficiency or the other Leaks standard deficiencies?
- 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 Process or Program?
Breakout Session Room #2: Sewage Leak Standard
Deficiency 3: Blocked Sewage System
Deficiency 4: Leak in Sewage System

**Sewage Definition & Components**
- How could the definition and components be more clearly written?
- What components are missing?
- What else could be included to make these clearer and objective? (Objective meaning that two different inspectors would come to the same findings)
- What other leaks can happen?

**Sewage Deficiency**
- If an inspector finds evidence of one of the listed deficiencies, why should or why shouldn’t the unit be considered to have a critical to quality deficiency?
- What are some special conditions to consider that might affect the location of this deficiency?
- What other conditions might make this deficiency more of a problem? What other conditions might make this deficiency less of a problem?

**Sewage Criteria**
- How might the criteria be made clearer or improved?
- What makes these criteria reasonable or unreasonable?
- What might be some unintended consequences that might need to be considered?
- What could be any special conditions to consider?
- How might this differ, if this defect is present Inside the Unit or Inside the building (Outside the Unit)?
- What in the criteria, as written, might be considered ambiguous?

**Sewage Inspection Process — Observation**
- What are the ambiguities to the above observations?
- How can the inspection process observation be improved?
- What further areas should they look at?
- What are the maintenance recommendations for the inspection process observation? What might be missing from the inspection process observation?

**Sewage Inspection Process — Action**
- What maintenance tools should be used in the inspection process?
- How might this action differ if this defect is present Inside the Unit or Inside the building (and Outside the Unit)?
- What other actions would you recommend that an inspector take to inspect the property for environmental water intrusion?
Sewage Health and Safety

- Why or why not should this deficiency be considered a health and safety risk? What do you think the definition of a health and safety risk should be?
- How might the rationale be made clearer?
- How might this Deficiency be present, but perhaps at a low level, or perhaps with a mitigating circumstance, that would make it less of a Health and Safety issue?
- What other safety issues or health risks might occur?

Sewage Time of Repair

- In what circumstance might the correction timeframe be more or less than the 30 days?
- How should the standard account for these circumstances?
- What reason could you give that this perhaps should be longer, or perhaps shorter?

Sewage Housing Choice Voucher Program

- How should the Housing Choice Voucher (HCV) program, rate this deficiency? Why should or why shouldn’t the rating be pass or fail?
- For the HCV Program, how might this differ if this defect is present Inside the Unit or Inside the building (and outside the Unit)?
- What are the conditions that might make this Deficiency more of a problem, or perhaps less of a problem?

Leak Standard (Sewage)

- What else would you like to add about this deficiency or the other Leaks standard deficiencies?
- 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 Process or Program?
Breakout Session Room #3:
Environmental Water Intrusion Leak Standard
Deficiency 7 Questions

Deficiency 7: Environmental Water Intrusion

**Environmental Water Intrusion Definition & Components**
- How could the definition and components be more clearly written? What components are missing?
- What else could be included to make these clearer and objective? (Objective meaning that two different inspectors would come to the same findings)
- What other leaks can happen regarding the environmental water intrusion?

**Environmental Water Intrusion Deficiency**
- If an inspector finds evidence of environmental water intrusion, why should or why shouldn’t the unit be considered to have a critical to quality deficiency?
- What are some special conditions to consider that might affect the location of this deficiency?
- What other conditions might make this deficiency more of a problem?
- What other conditions might make this deficiency less of a problem?

**Environmental Water Intrusion Criteria**
- How might the criteria be made clearer or improved?
- What makes this criteria reasonable or unreasonable?
- What might be some unintended consequences that might need to be considered?
- What could be any special conditions to consider?
- How might this differ, if this defect is present Inside the Unit or Inside the building (Outside the Unit)?
- What in the criteria, as written, might be considered ambiguous?

**Environmental Water Intrusion Inspection Process — Observation**
- What are the ambiguities to the above observations?
- How can the inspection process observation be improved? What further areas should they look at?
- What are the maintenance recommendations for the inspection process observation?
- What might be missing from the inspection process observation?

**Environmental Water Intrusion Inspection Process — Action**
- What maintenance tools should be used in the inspection process?
- How might this action differ if this defect is present Inside the Unit or Inside the building (and Outside the Unit)?
- What other actions would you recommend that an inspector take to inspect the property for environmental water intrusion?
Environmental Water Intrusion Health and Safety

- Why or why not should this deficiency be considered a health and safety risk? What do you think the definition of a health and safety risk should be?
- How might the rationale be made clearer?
- How might this Deficiency be present, but perhaps at a low level, or perhaps with a mitigating circumstance, that would make it less of a Health and Safety issue?
- What other safety issues or health risks might occur?

Environmental Water Intrusion Time of Repair

- In what circumstance might the correction timeframe be more or less than the 30 days?
- How should the standard account for these circumstances?
- What reason could you give that this perhaps should be longer, or perhaps shorter?

Environmental Water Intrusion Housing Choice Voucher Program

- How should the Housing Choice Voucher (HCV) program, rate this deficiency? Why should or why shouldn’t the rating be pass or fail?
- For the HCV Program, how might this differ if this defect is present Inside the Unit or Inside the building (and outside the Unit)?
- What are the conditions that might make this Deficiency more of a problem, or perhaps less of a problem?

Leak Standard (Environmental Water Intrusion)

- What else would you like to add about this deficiency or the other Leaks standard deficiencies?
- 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 Process or Program?