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 – September 15, 2020. The Standards discussed were the Window Standard, the Wall Covering & Finish (Interiors) Standard, the Sink Standard, and the Kitchen Countertop Standard.
## Contents

**Breakout Session Room #1: Window Standard** ................................................................. 3  
Window Standard — Version 1.3 ........................................................................................................ 4  
Deficiencies 3 & 5 Questions ........................................................................................................ 4  

**Breakout Session Room #2: Wall Covering & Finish (Interiors) Standard** ....................... 6  
Wall Coverings and Finish (Interior) Standard — Version 1.3 ...................................................... 7  
Deficiencies 1 & 2 Questions ...................................................................................................... 7  

**Breakout Session Room #3: Sink Standard** ......................................................................... 9  
Sink Standard — Version 1.3 ..................................................................................................... 10  
Deficiencies 1 & 4 Questions .................................................................................................. 10  

**Breakout Session Room #4: Kitchen Countertops Standard** ............................................. 12  
Kitchen Countertops Standard — Version 1.3 ........................................................................... 13  
Deficiencies 1 & 2 Questions .................................................................................................. 13
Breakout Session Room #1:
Window Standard
Deficiencies 3 & 5 Questions

**Deficiency 3:** Window does not close or lock

**Deficiency 5:** Weather stripping is damaged or missing

**Definition**
- How could the definition and purpose be more clearly written 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**
- 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?

**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?

**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?

**Inspection Process — Action**
- What 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 these deficiencies?
Health and Safety Determination & Rationale

- 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?

Time of Repair

- In what circumstance might the correction timeframe be more or less than the 24 hours?
- How should the standard account for these circumstances?
- What reason could you give that this perhaps should be longer, or perhaps shorter?

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 these defects are 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?

Window Standard

- What else would you like to add about this deficiency or the other Window 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: Wall Covering & Finish (Interiors) Standard
Deficiencies 1 & 2 Questions

Deficiency 3: Hole that penetrates to the adjoining room or space
Deficiency 5: Interior wall is buckling, bulging, or material is detached

**Definition**
- How could the definition and purpose be more clearly written 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**
- 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?

**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?

**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?

**Inspection Process — Action**
- What 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 these deficiencies?
Health and Safety Determination & Rationale

• 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?

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?

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 these defects are 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?

Wall Covering and Finish (Interior) Standard

• What else would you like to add about this deficiency or the other Wall Covering and Finish 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: Sink Standard
Deficiencies 1 & 4 Questions

**Deficiency 1:** Sink or component thereof is missing

**Deficiency 4:** Sink is improperly installed, pulling away from wall, there are gaps between the sink and wall, or it is leaning

**Definition**
- How could the definition and purpose be more clearly written 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**
- 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?

**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?

**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?

**Inspection Process — Action**
- What 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 these deficiencies?
Health and Safety Determination & Rationale

- 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?

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?

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 these defects are 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?

Window Standard

- What else would you like to add about this deficiency or the other Sink 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 #4: Kitchen Countertops Standard
Deficiencies 1 & 2 Questions

Deficiency 1: Countertop is missing
Deficiency 2: Countertop is damaged

Definition

• How could the definition and purpose be more clearly written 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

• 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?

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?

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?

Inspection Process — Action

• What 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 these deficiencies?
Health and Safety Determination & Rationale

• 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?

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?

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 these defects are 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?

Kitchen Countertop Standard

• What else would you like to add about this deficiency or the other Sink 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?