

HOUSING INSPECTORS



Christina
Monson

763-509-5414

HRA Specialist
NSPIRE Inspector

Renate
Melillo

763-509-5461

HRA Specialist

Denise
Whalen

763-509-5408

HCV Manager
Inspection Scheduler

National Standards For the Physical Inspection Of Real Estate (NSPIRE) Inspections



- In late 2017, HUD REAC began a voluntary demonstration to better identify potential adjustments to standards, protocols, and processes prior to nationwide implementation. This demonstration involves a diverse, representative group of stakeholders, including other HUD offices, Public Housing Authorities, and Property Owners and Agents. During the demonstration, volunteer properties around the United States participate in inspections using the new protocol and provide feedback.
- Plymouth HRA has been a part of this demonstration since implemented.
- The benefits increase inspection consistency and accuracy as there is a clear and defined inspection protocol that determines pass or fail by using an application called Exam4Inspections on a digital tablet that uses a decision tree model.

NSPIRE Inspection Common Fails



1. Electrical Hazards
2. Window Conditions
3. Plumbing
4. Smoke/Carbon Monoxide Detectors
5. Interior and Exterior Hazards
6. Stairs
7. Stove/Oven, Refrigerator
8. Bathrooms
9. Water Heaters
10. Lead Based Paint
11. Evidence of Rodent and/or bug infestation



Why have a home inspection?



Because not all defects are this obvious!

#1 Electrical Hazards



Causes of failure

OUTLETS

- ❑ Loose/cracked covers
- ❑ Inoperable GFCI test buttons
- ❑ Improperly wired
- ❑ Inoperable

OTHER

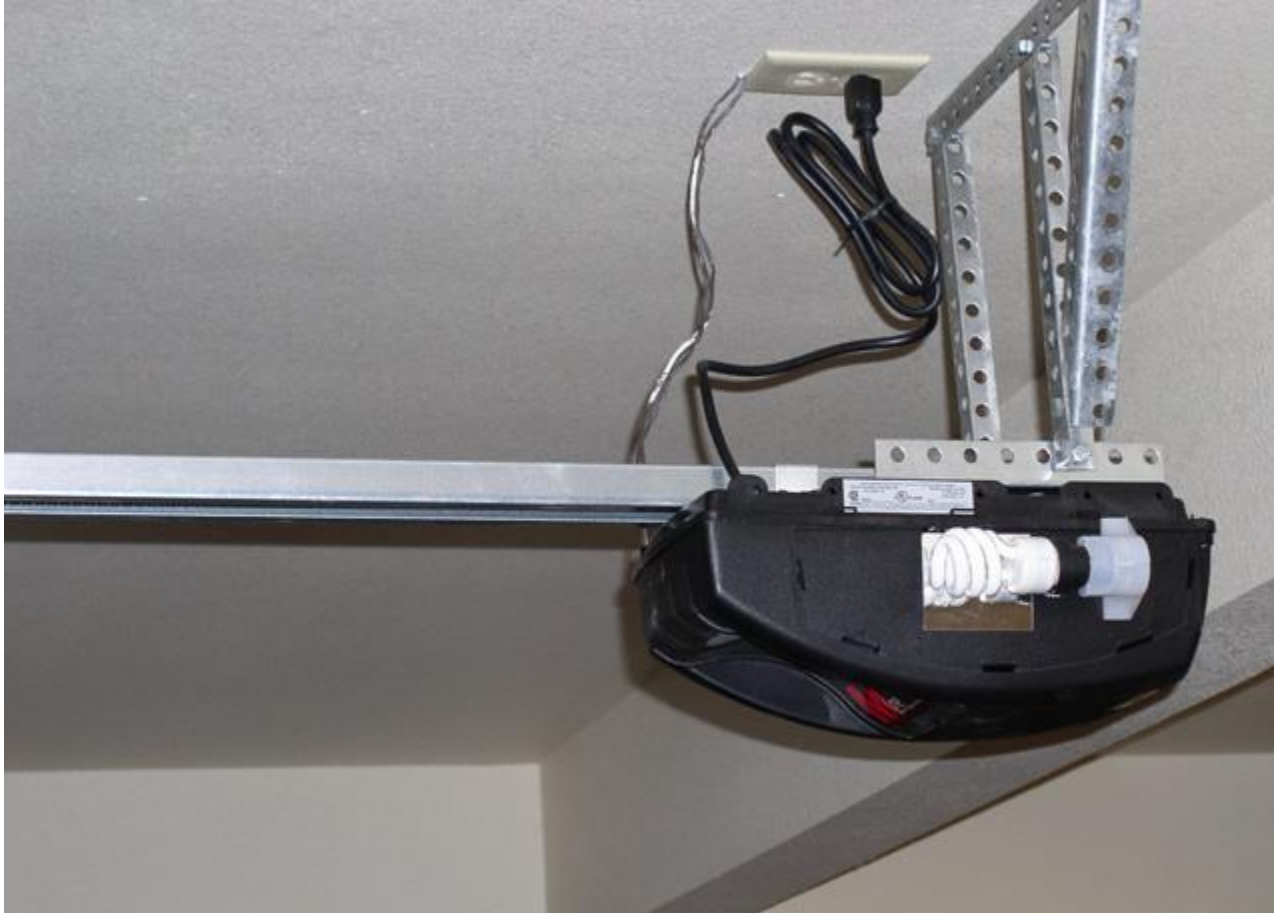
- ❑ Missing light globes
- ❑ Open junction boxes
- ❑ Overloaded power strips
- ❑ Extension cables on garage door opener
- ❑ Open slots in circuit panel
- ❑ Missing garbage disposal stress clamps



Fail



Pass



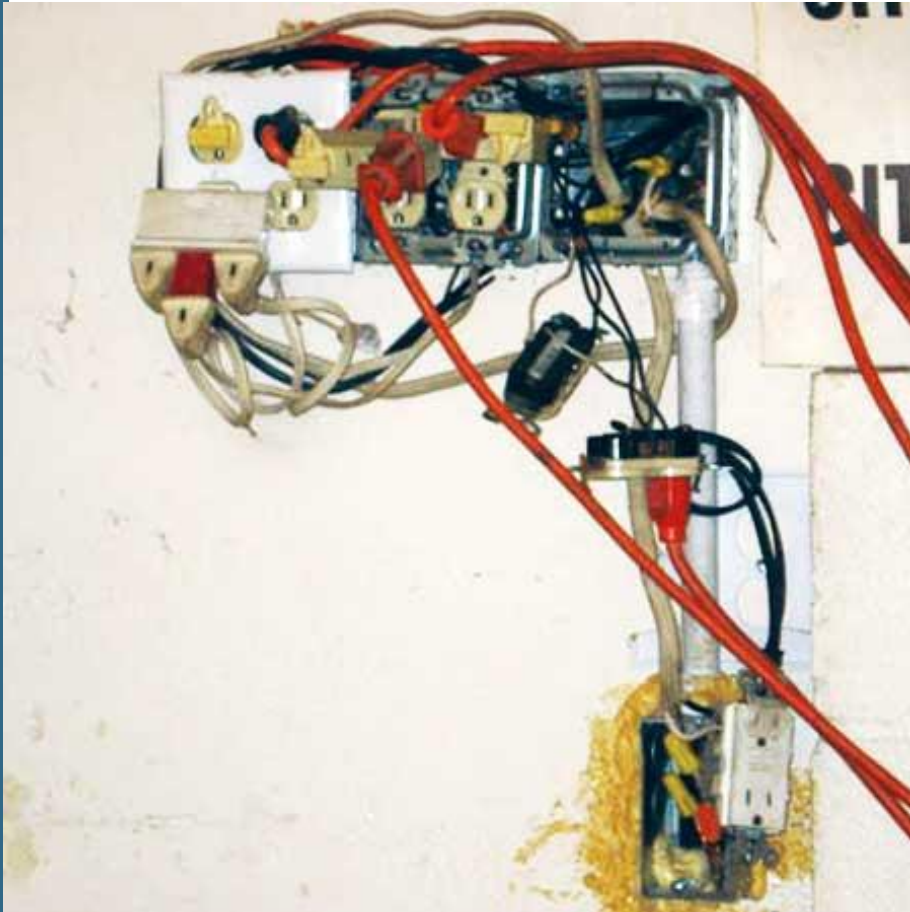


Fail



Garage Door requires wired outlet

Fail



#2 Window Conditions



Causes of failure

- ❑ Missing or torn screens
- ❑ Broken locks (first floor windows)
- ❑ Broken/cracked panes
- ❑ Windows that won't open or don't stay open
- ❑ Broken handles
- ❑ Excessive air infiltration





Pass

Egress windows are required in basement rooms if used for sleeping.





Fail



Photo courtesy ASHI home inspector David Grudzinski,
Advantage Home Inspections, Cranston, R.I.
and American Society of Home Inspectors, www.ashi.org

www.HouseLogic.com





Fail

Egress windows should have a safe, clear and unobstructed path to freely get in or out of the window in case of an emergency.



#3 Sinks



Causes of failure

- ❑ Leaky drain pipes
- ❑ Loose faucets
- ❑ Water damage in base cabinets
- ❑ Missing/improper p-traps



Pass



Fail



#4 Smoke/Carbon Monoxide Alarms



HQS Requirements

- ❑ One smoke alarm is required in a common area on every level
- ❑ C/O alarms must be within 10 feet of every bedroom
- ❑ Hearing impaired tenants require a special strobe light smoke alarm that is linked from sleeping rooms to a common area.

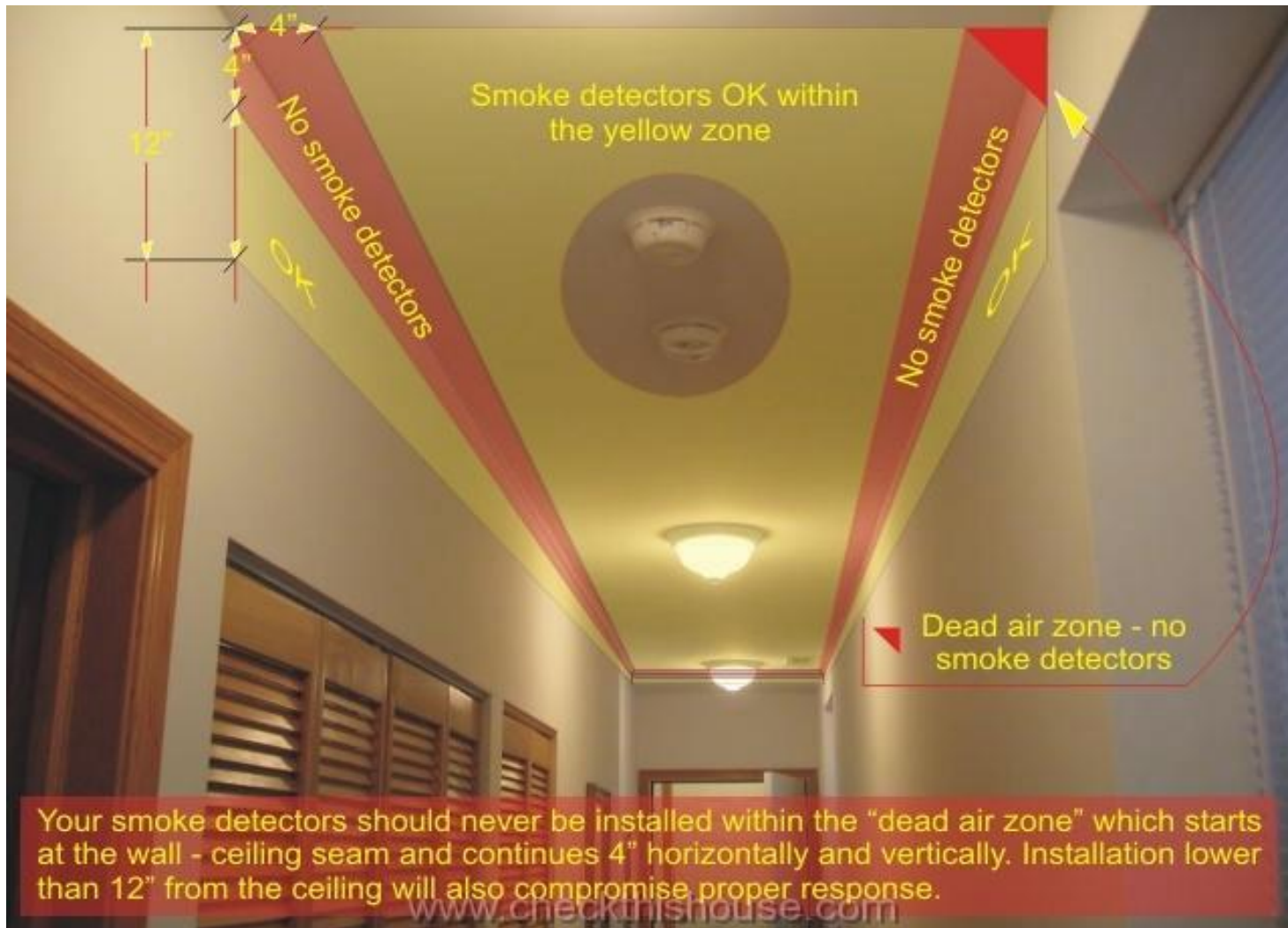


Causes of failure

- ❑ Inoperable alarms
- ❑ Hanging or missing alarms
- ❑ Low battery signals (Chirping)
- ❑ Smoke alarms located too close to walls



Pass



Fail



#5 Interior/Exterior Hazards



Interior hazards come in a variety of different forms

- Tripping Hazards
 - ▣ Rippled Carpet
 - ▣ TV Cables
 - ▣ Missing carpet bars
 - ▣ Leaking ceilings
- Other
 - ▣ Blocked Exits
 - ▣ Sharp objects
 - ▣ Unstable fences
 - ▣ Broken Asphalt/Concrete



Exterior Fail



#6 Stairs



- ❑ No Loose, broken, or missing steps
- ❑ Handrails are required on sections of stairs with four or more consecutive steps
- ❑ A railing is required for areas with a drop off of more than 30 inches.



Fail



#7 Stove/Oven



Causes of Failure

- ❑ Inoperable burners
- ❑ Excessive debris around or underneath burners
- ❑ Missing drip pans
- ❑ Missing knob and handles
- ❑ Missing oven gasket



#8 Bathrooms



Causes for failure

- ❑ Excessive mold
- ❑ Missing shower tiles
- ❑ Clogged drains
- ❑ Wobbly Toilets
- ❑ Broken toilet seats and covers
- ❑ Inoperable vent fans



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Fail



#9 Water Heaters



- ❑ Temperature and pressure valve
- ❑ T&P relief valve
- ❑ T&P Relief Tube
- ❑ Exhaust tube must be secured to tank and must have constant positive slope.
- ❑ Base cover must be in place





#9 Water Heaters





Pass



Fail



#10 Lead Based Paint



- ❑ All homes built prior to 1978 inhabited by children under the age of 6 will be checked for chipping and peeling paint.
- ❑ Lead was a common ingredient in paint until 1978.
- ❑ Paint ingested by children can cause brain damage.





#10 Lead Based Paint





#11 Rodent or Bug Infestation



The unit must be free from infestation of roaches or other vermin.



Unit Inspections

Initial Inspections:

Plymouth HRA conducts initial inspections in response to a request from a family to approve a unit for participation in the HCV program. The unit must pass the NSPIRE inspection before the effective date of the HAP

Unit Inspection Continued

Biennial Inspections:

Plymouth HRA will inspect each unit under lease biennially to confirm the unit continues to meet NSPIRE. Biennial inspection means that the unit must be inspected at least once in a 24-month period.

Unit Inspection Continued

Special/Interim Inspections:

A special inspection may be requested by the owner, the family, or a third party as a result of problems identified between biannual inspections.

Unit Inspection Continued

Quality Control Inspections:

Quality control inspections are re-inspections completed by a supervisor or other qualified individual on a sample of HCV program units to ensure that NPSIRE Inspections are being enforced correctly and uniformly by all inspectors.

Inspection Results

Pass:

If there are no deficiencies during the inspection then the unit is considered completed and passed.

Inspection Results

Pass with Deficiencies Noted:

If there are deficiencies in the inspection but the decision tree does not fail the deficiency the HRA does request that the landlord make repairs to ensure that the unit remains safe for participant.

Inspection Results

Fail Life Threatening:

If there are deficiencies that are life threatening the owner/landlord **MUST** make repairs within 24 hours. The inspector must come back within 24 hours to ensure the deficiency has been resolved.

Inspection Results

Fail Non-Life Threatening:

If there are deficiencies that are non-life threatening the owner/landlord must make repairs within 10 days. The inspector will come back to re-inspect once owner/landlord informs the HRA that the repairs are complete.