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NSPIRE-V Life Threatening Defects

For occupied units where the family already has a voucher and is undergoing a periodic reexamination, deficiencies on the HOTMA LT list must be corrected within 24 hours. For new units proposed for the HCV program, HOTMA LT deficiencies must be resolved before the Housing Assistance Payment (HAP) contract is executed and the family moves into the unit. Other deficiencies included in the NSPIRE standards must be resolved within timelines established by the PHA administering the voucher, typically 30 days. Where NSPIRE deficiencies are not corrected within established timeframes, PHAs will be required to suspend, abate or terminate HAP to the landlord.

Call-for-aid System	System is blocked. OR Pull cord end is higher than 6 inches off the floor.
Call-for-aid System	A call-for-aid system does not emit sound light or send a signal to the annunciator. OR The annunciator does not indicate the correct corresponding room. OR Pull cord is missing. OR Pull cord is tied up such that it cannot be engaged.
Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in affirmative habitability requirement a proper location. For more information on specific scenarios: https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE-Standard-Carbon-Monoxide-Alarm_20230620.pdf
Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed
Carbon Monoxide Alarm	Carbon monoxide alarm does not produce audio or visual alarm when tested.
Chimney	A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior. OR A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Chimney	The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized.

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Door - Fire Labeled	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete)
Egress	The exit access or exit is obstructed.
Egress	The exit discharge is obstructed.
Egress	Sleeping room is located on the third floor or below and has an obstructed rescue opening.
Egress	Fire escape access is obstructed.
Electrical – Conductor, Outlet, And Switch	Outlet or switch is damaged. Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
Electrical – Conductor, Outlet, And Switch	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than ½ inch.
Electrical – Conductor, Outlet, And Switch	Water is currently in contact with an electrical conductor.
Electrical Service Panel	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
Exit Sign	Exit sign is damaged (i.e., visibly defective; impacts functionality). OR Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Exit sign is obstructed such that the word "EXIT" is not clearly visible. OR Exit sign is not adequately illuminated.
Fire Escape	Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality). OR Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Fire Extinguisher	Pressure gauge indicates that the fire extinguisher is over or under-charged.
Fire Extinguisher	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date)
Fire Extinguisher	Fire extinguisher is damaged (i.e., visibly defective; impacts

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	functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals
Guardrail	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below
Guardrail	Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards). OR Guardrail is damaged (i.e., visibly defective; impacts functionality). OR Guardrail is less than 30 inches in height. OR Guardrail is not securely attached and cannot reasonably protect from fall hazards.
HVAC	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is not working. OR The permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.
HVAC	Unvented space heater that burns gas, oil, or kerosene is present
HVAC	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a fuel burning heating appliance.
HVAC	Fuel burning heating system or device is present. AND Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall. OR Exhaust vent is damaged (i.e., visibly defective; impacts functionality). OR Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Leak - Gas or Oil	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.
Mold-like Substance	Cumulative area of patches is more than 9 square foot in a room.
Smoke Alarm	Smoke alarm is not installed inside each bedroom. AND Smoke alarm is not installed outside the bedroom(s). AND Smoke alarm is not installed on each level.
Smoke Alarm	Smoke alarm is not installed inside each classroom. AND Smoke alarm is not installed outside the classroom(s). AND Smoke alarm is not installed on each level.

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Smoke Alarm	Smoke alarm is obstructed.
Smoke Alarm	Smoke alarm does not produce an audio or visual alarm when tested.
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Sprinkler Assembly	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.
Sprinkler Assembly	Sprinkler assembly has evidence of corrosion.
Sprinkler Assembly	Foreign material covers 75% or more of the sprinkler assembly. OR Foreign material covers 75% or more of the glass bulb.
Structural System	Structural system exhibits signs of serious failure and may threaten the resident's safety.
Toilet	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete)
Water Heater	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Water Heater	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality). OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Gas shutoff valve is not installed (i.e., never installed, but should have been).