

National Standards for the Physical Inspection of Real Estate (NSPIRE) Landlord Tip Sheet

NSPIRE Inspections, all findings are organized into three “Areas” – Inside, Outside, and Units. The “Outside” areas include components on the grounds, parking areas, exterior amenities, and structural components such as walls, foundations, and roofing. The “Inside” area includes common interior locations such as hallways, stairs, offices, and community rooms, as well as centralized building mechanical such as HVAC, domestic hot water, and fire safety. The “Unit” g refers to the interior components of an individual unit.

WE WILL NOW BE INSPECTING COMMON AREAS!!! THIS IS NOT A HOM CHANGE, THIS IS A HUD CHANGE!!!!

We recommend that you conduct your own inspection of the unit prior to the Inspection to ensure that your unit is ready.

Make sure that all utilities, including electricity, gas, and water are on in the unit prior to the inspection!

Unit

- Electrical
 - Smoke Detectors must have non removable 10-year battery or hardwired with 21 feet of all bedrooms
 - GFCI/AFCI Outlets within 6 feet of a water source
 - Exposed fuse box connections / missing blanks
 - ½ gap or missing cover plates on switches or outlets
 - Habitable rooms missing 2+ Outlets or 1 Outlet/1 Light Fixture
- Plumbing
 - Leaky water fixtures and/or showerheads
 - Plugged drains for sinks, tubs, commodes
 - Toilets must be present, unclogged and in working order, including flush handles, lids, seats, covers, and any other component that is used in the function.
 - TPR Valve not operating correctly or missing or incorrectly installed discharge lines on water heaters – discharge line must be directed toward the ground and extend to within 2- 6 inches from the ground
- Windows and Doors
 - Windows that don’t close or are designed to be opened that do not lock
 - Windows that are broken or cracked windows or missing weather stripping,
 - Doors that do not close or lock / doorknobs that are unaligned, do not latch, and/or are missing the striker plate
 - Door, frame, threshold or trim is damaged or missing
- Flooring
 - Carpet / vinyl that is lifted or damaged creating a tripping hazard
 - Cracked tiles that pose cutting hazard or uneven flooring exceeding ¼ inch
- Kitchen / Appliances
 - Inoperable burners on stove or oven is not producing heat
 - Cooking range, cooktop, or oven component missing (Unsafe for use)
 - Refrigerator/ freezer - the refrigerator cools to a temperature between 32 and 40 degrees and the freezer to less than 10 degrees.
- Infestation
 - Evidence of cockroaches, bedbugs, mice, rats or other pests
- HVAC
 - **Air Conditioning (Mechanical Cooling):** all habitable rooms must be capable of being cooled and maintained at an interior temperature of $\leq 82^{\circ}\text{F}$
 - **Evaporative Cooling Systems (“Swamp Coolers”):** all habitable rooms must be capable of being cooled and maintained at an interior temperature of $\leq 86^{\circ}\text{F}$

Outside

- Significant Chipped and/or peeling paint

- Appropriate handrails, guardrails, fences, and/or gates
- Debris overgrowth of grass and shrubbery
- Parking Lots, Signage and Walkways

Inside

- Similar to unit requirements but severity and repair guidelines may differ from Unit standards
- We will be inspecting gyms, lobbies, recreational areas, etc.

All design elements present must operate as designed!

If you have questions about the NSPIRE Inspection process, please contact our office at 602-265-4640 or visit our web site at www.thresholdaz.com or www.hominc.com. Re-inspections for failed units cost time and money for you, the tenant and HOM, Inc.

Help all of us by making sure your unit will pass the NSPIRE Inspection the first time!