

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE EFFECTIVE JANUARY 1ST, 2027

INSPECTIBLE AREAS & EXAMPLES

Unit: Interior Living space inhabited by the participant and family.

Ex: Balcony, Bathroom, Storage Closets, Garages

Inside: Common areas and building systems throughout the property, including spaces that may be accessible to the family.

Ex: Basements, closets, community rooms, halls, corridors, offices, trash collection areas, etc.

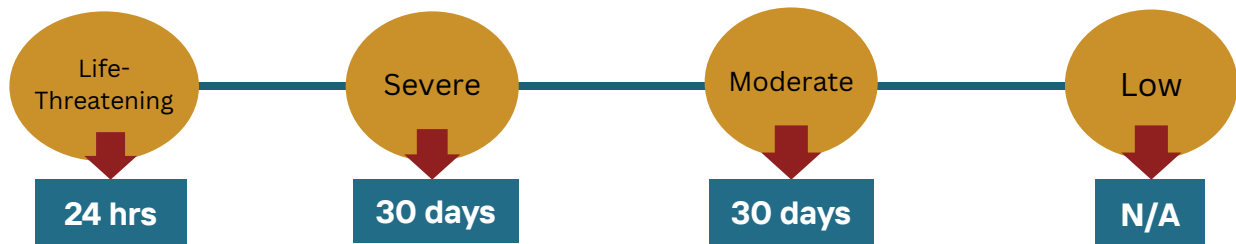
Outside: Building site & exterior components and any systems located outside of the building or unit.

Ex: Retaining Walls, mailboxes, signs, parking lots, storm drainage, Walkways, etc.

Life-Threatening Consequences

	Tenant	Landlord
Initial	If a 24-hour life-threatening (LT) deficiency was found during the initial inspection and has not been corrected by the time of the reinspection, the voucher holder CANNOT lease up and must search for another unit.	If a 24-hour life-threatening (LT) deficiency was identified during the initial inspection and has not been corrected by the time of the reinspection, RHA will reject the unit and the voucher holder will not be permitted to lease up.
Annual/Biennial Special & QC	If a 24-hour life-threatening (LT) reinspection is scheduled and the tenant refuses entry, housing assistance may be terminated.	If RHA conducts a 24-hour life-threatening (LT) reinspection and the deficiency has not been corrected, the unit will automatically be placed in abatement.

Deficiencies & Repair Time



LT Examples

Carbon Monoxide & Smoke Alarm

- Missing, not properly working, or improper installation.
- A 10-year sealed or hard-wired smoke alarm is now required

Egress

- Sleeping room with obstructed egress/rescue opening/fire escape.

Water Heater

- Damaged, missing, TPR valve leak/damaged/ capped, or discharge line less than 2" or more than 6" from floor.

Clothes Dryer Exhaust Ventilation

- Electric/Gas Dryer transition duct is detached/missing, exhaust ventilation system has restricted airflow/blocked & is constructed of unsuitable material

Guardrail

- Missing, not installed or not adequate for walking surfaces 30" above ground/floor.

Conductor, Outlet & Switch

- Outlet/switch is damage, exposed electrical wiring or & not properly insulated/closed.
- Water is in contact or there is 1/2 in gap in any high voltage

Service Panel

- Fuse or breaker is damage

Exit Sign

- Exit sign is damage

Fire Extinguisher

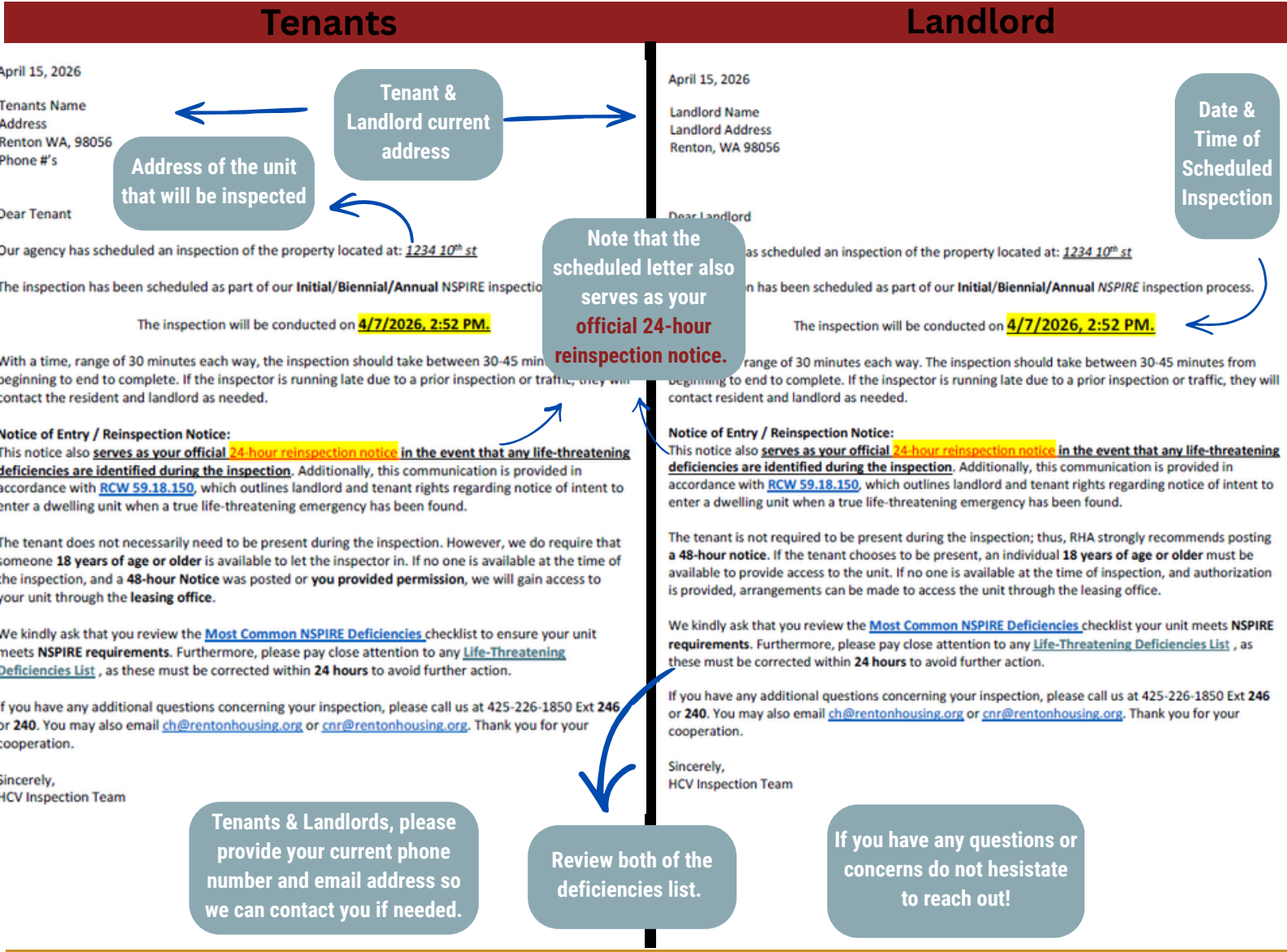
- Fire extinguisher is damage/missing, service tag is missing, illegible or expired or pressure gauge reads over or under-charge.

Fire Sprinkler Assembly

- Sprinkler head is obstructed within 18", component(s) is damage, inoperable or missing.

SCHEDULED LETTERS

BELOW IS A PREVIEW OF THE INSPECTION SCHEDULED LETTER. PLEASE READ IT CAREFULLY. THE LANGUAGE MAY VARY SLIGHTLY BETWEEN TENANT AND LANDLORD VERSIONS. THIS LETTER ALSO **SERVES AS OFFICIAL NOTICE THAT IF ANY 24-HOUR LIFE-THREATENING DEFICIENCIES ARE IDENTIFIED AT THE TIME OF INSPECTION, WE WILL RETURN WITHIN 24 HOURS** TO VERIFY THAT THE REQUIRED REPAIRS HAVE BEEN COMPLETED.



Most Common NSPIRE Deficiencies



RHA Inspection Team

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Life-Threatening Deficiencies



NSPIRE LANDLORD GUIDE

What to Know

RHA strongly recommends that you be present during the inspection, or have someone represent you if you are unable to attend.

Life-Threatening Deficiencies (LT) must be corrected and reinspected within 24 hours

If a 24-hour life-threatening deficiency is not corrected within 24 hours, HAP will be abated until the unit meets NSPIRE standards.

Prior to Inspection

Familiarize yourself with NSPIRE deficiencies and repair times frames.

RHA recommends conducting a pre-inspection to post a 48-hr Notice.

Reach out to RHA if you have questions or need clarification.

During Inspection

Inspector will inspect unit, inside (common areas) & outside

Loud noises will occur, such as when alarms are tested.

Inspectors will lock/unlock doors, open cabinets, test plumbing, etc.

After Inspection

Inspector will provide the Inspection result & briefly explain any deficiencies & repair time.

If LT deficiencies are found, the inspector will notify you and confirm a time to return the next day.

RHA will follow up with a notice of reinspection dates

Most Common NSPIRE Deficiencies



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NSPIRE TENANT GUIDE

What to Know

Make sure to be present at the time/day scheduled. Or have someone 18 years or older available for the inspection.

Life-Threatening Deficiencies (LT) will be corrected and reinspected within 24 hours

Tenant refused entry during the 24-hour life-threatening re-inspection, housing assistance may be subject to termination.

Prior to Inspection

Review NSPIRE standards, if you are aware of any deficiencies, communicate with your landlord.

Keep paths of egress and exits clear (doors & windows must be easily accessible)

Make inspectible areas as accessible as possible.

Secure pets safely before inspection

During Inspection

Inspector will enter all rooms & areas to complete the inspection.

Loud noises will occur, such as when alarms are tested.

Inspector will lock/unlock doors, open cabinets, test plumbing, etc.

Inspector may ask you to move personal belongings for access.

After Inspection

Inspector will provide the Inspection result & briefly explain any deficiencies & repair time.

If LT deficiencies are found, the inspector will notify you and confirm a time to return the next day.

RHA will follow up with a notice of reinspection dates

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