

HQS IS NOW NSPIRE : THINGS TO KNOW

- **Smoke Detectors:** Smoke detectors are required on each level of the home, within 21' of every bedroom door and within each bedroom. If installed on wall, must be between 4" and 12" from ceiling. If ceiling mounted, must be at least 4" from wall. Detector must not be "near" (within 3') a window, exterior door, HVAC register, fan, etc, and not within 10' of stove/range. Devices must be hard-wired OR 10 year tamper resistant battery detectors. This is considered a 24 hour repair.
- **Carbon Monoxide Detectors:** Carbon monoxide detector required near bedroom doors if unit is equipped with fuel burning device or has an attached garage: This is considered a 24 hour repair.
- **Dryer vents:** White plastic flex venting is not allowed for dryer venting: Must be metal or foil. Additionally, ducting that is "kinked", ripped, damaged or disconnected is a defect. This is considered a 24 hour repair.
- **GFCI:** GFCI electrical protection must be available at ALL outlets within 6' of a water source (sink, tub, washing machine, etc.) There are **THREE** exceptions: 1. Dedicated outlets used or designed for use by a major appliance (fridge, stove, washing machine, etc.) – "dedicated" means the outlet isn't available for another device. 2. Outlets technically in a different room. 3. Outlets beneath the countertop and inside an enclosed cabinet.
- **Water heater | TPR discharge pipe:** The Temperature Pressure Release discharge pipe MUST be constructed of an "approved material" (e.g. Not PVC pipe). Additionally, the length must not be closer than 2" but no greater than 6" from the floor/pan (or the exterior). Additionally, the discharge line must not have any "upward" slope.
- **Heating:** Unit must be equipped with a permanently installed, self-fueled heater and must have the ability to maintain 68 degrees in all living spaces. No ventless heaters permitted.
- **Cooling:** If provided by landlord, cooling system must function.
- **Garage Doors:** Hardware must function (including auto openers if equipped) and no penetrating holes noted.
- **Ventilation:** Bathroom must have venting (mechanical fan or operable window).
- **Refrigerator:** All shelves, drawers, handles and gaskets must be free from damage that impacts their function.
- **Infestation:** Any evidence (eggs, droppings, etc.) of roaches, bed bugs or mice needs to be addressed, even if no active infestation.
- **Flammable material:** Gas, oil, propane, etc is not allowed within the unit. Additionally, combustible/flammable items must be kept at least 36 inches from fuel burning water heater/furnace and electric/gas wall heaters.
- **Windows:** Check all window screens to ensure they are present and have no damage greater than 1". All windows must be operable (open and stay open), free of cracks/damage and lockable using an attached lock.
- **Fences:** Any fence that provides safety/security must not have large holes, falling sections or inoperable gates.

For more info, please visit www.HQStoNSPIRE.com





Most Common NSPIRE-V/HCV Fail Items

While this compilation doesn't aim to encompass the entire NSPIRE protocol as it relates to the HCV, it highlights the common issues leading to unit failure. Consulting this list before your inspection enhances your chances of successfully passing an NSPIRE Unit Inspection. It's important to note the listed items may be identified not only within the unit but also inside the building or common spaces accessible to residents.

Will My Unit Pass?		Yes	No
Fire Safety	Smoke detector(s) installed in all needed locations?		
	Carbon Monoxide detector installed if needed?		
	Sprinklers have nothing stored within 18" of head (no damage, trim ring present)?		
	Fire extinguisher (if provided) present, tagged, charged?		
	Flammable material not stored within 3' of fuel burning device or heater?		
	Egress: Exterior doors, bedroom window/door are fully accessible?		
Electrical/Utility	Outlets covers in place and all outlets properly wired/grounded?		
	GFCI protection noted where needed?		
	Electrical: Knockouts present, no 1/2" gap, sheathing intact, no foreign material used in repairs?		
	Water heater - TPR is correct material, slope and length?		
	Water heater - Flue correctly aligned?		
	Heating is permanent, self-fueled, operates and can maintain 68 degrees?		
Door	Cooling (if provided) functions as designed?		
	Lighting: All lights operate and securely attached?		
	Fire doors are not propped open or damaged (all hardware operates)?		
Kitchen/Bath	Garage door operates correctly including auto opener (if equipped)?		
	Entry door operates as designed/locks and weatherstripping has no large gaps?		
Kitchen/Bath	Range: All burners/oven operates (nothing missing)?		
	Sink/Shower/Tub does not leak/drip and operates as designed?		
	Toilet is not loose (including seat) and flushes/fills correctly?		
	Ventilation: Bathroom is vented? Kitchen vent/filter is present and clean?		
	Refrigerator functions as designed and all shelves/drawers/gasket intact?		
General	Grab bar (if present in bathroom) isn't loose?		
	Infestation: Unit is free from any evidence of infestation?		
	Dryer vent free from damage and correct material?		
	Mildew: Unit has no mold/mildew noted?		
	Call-For-Aids (if equipped) are not blocked, tied short and function correctly?		
	Sharp edges: Unit is free of all property owned sharp edges?		
	Rails are grippable and present on entire flight of stairs and balcony/elevated surfaces?		
	Windows are intact, operable, lockable and with undamaged screens?		
Walls/Ceilings are free from holes larger than 2 inches?			
Outside	Paint: No damaged or peeling paint noted (pre-1978 only)?		
	Walls are free of missing/rotted sections and penetrating holes?		
	Dryer vent is not blocked or clogged?		
	Gutters/Soffit: Gutters/downspouts intact and soffit/fascia is free of penetrating holes?		
	Lighting is present and functioning?		
	Electrical/Outlet covers and knockouts in place and outlets wired/grounded and GFCI protected?		
	Rails are grippable and present on 4+ steps and balcony/elevated surfaces?		
	Paint: No damaged or peeling paint noted (pre-1978 only)?		
	Sharp edges no broken glass or other sharp issues on/near walkways?		
	Address sign is present and legible?		
	Parking/Drive/Walkway are free of 3/4" tripping issues (and no 4" deep potholes in parking)?		
	Fences that provide safety/security don't have large holes, falling sections or inoperable gates?		
Inside	Fire Extinguishers (if provided on the exterior) are present, tagged, charged?		
	Exit sign is unlit, loose or inoperable?		
	Aux light is inoperable?		
	Trash chute is clogged or self-closing door doesn't work correctly?		
	Elevator is uneven, inoperable, safety reverse inoperable or certificate is expired/not available?		

