EQUAL HOUSING OPPORTUNITY

SCHOHARIE COUNTY RURAL PRESERVATION CORPORATION

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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 ½" 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?		
	Cooling (if provided) functions as designed?		
	Lighting: All lights operate and securely attached?		
Door	**Fire doors** are not propped opened or damaged (all hardware operates)?		
	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?		
	Grab bar (if present in bathroom) isn't loose?		
General	**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?		
	Paint: No damaged or peeling paint noted (pre-1978 only)?		
Outside	**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 ¾" tripping issues (and no 4" deep potholes in parking)?		
	Fences that provide safety/security don't have large holes, falling sections or inoperable gates?		
	Fire Extinguishers (if provided on the exterior) are present, tagged, charged?		
Inside	**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?		

UNITS

Smoke detector 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 be not "near" (within 3') a window, exterior door, HVAC register, fan, etc. and not within 10' of stove/range.

Carbon Monoxide detector Required near bedroom doors if unit is equipped with fuel burning device or has an attached garage.

Sprinkler head Check for stored items within 18 inches of any head as well as significant paint or other foreign material covering head. Review each head for loose/missing escutcheon as well as corroded or damaged assemblies.

Fire extinguisher (property owned) Check to confirm the extinguisher is installed on hook/bracket (if so equipped), inspection tag date is current, and unit is properly charged.

Flammable material Gas, oil, propane, etc. is not allowed within the apartment. Additionally, combustible/flammable items must be kept at least 36 inches from fuel burning water heater/furnace and electric/gas wall heaters.

Egress Ensure the bedroom has 2 distinct unobstructed points of egress (door and window). Additionally, check that the entry doors (front and rear) open fully.

Outlets 3 prong outlets should be checked using an outlet tester, for proper grounding and correct polarity.

GFCI Using a GFCI tester to verify all required locations are protected. GFCI protection must be available at **ALL** outlets within 6' of a water source (sink, tub, washing machine, etc.).

3 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 & inside an enclosed cabinet

Electrical wire All wiring must be "protected" either by conduit or by the Romex jacketing/sheathing (if sheathing is stripped too far on electrical Romex, this is a citable defect).

Water heater I TPR discharge pipe The TPR discharge pipe MUST be constructed of an "approved material". Additionally, the length must not be closer than 2" but no greater than 6" from the floor/pan (or to the exterior). Additionally, the discharge line must not have any "upward" slope.

Water heater I Misaligned flue Must have positive upward slope, be properly aligned and have no tape covering gaps or holes.

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.

Lighting All lights must function and be securely attached and be permanently mounted in the kitchen and bathroom.

Fire doors Any door that is fire rated (evidence of tag or fire plug) must be in near perfect condition (hardware, weatherstripping, surface, etc.). Also, important to note; no fire door can be propped open (no kickstand or wedges allowed). Magnetic closers activated by the fire alarm are the exception.

Entry doors Must function as designed (latch, lock, etc.) with no penetrating holes noted and no gap in the weatherstripping larger than ¼ inch.

Garage doors Hardware must function (including auto openers if equipped) and no penetrating holes noted.

Range Ensure all burners/over produce heat and all components (knobs, drip pans, etc.) are present.

Sink/Shower/Tub Check for leaks, steady drips, missing or loose handles and faucets functions as designed (also check to ensure tub isn't more than 50% 'discolored').

Toilet Ensure toilet flushes, fills, shuts off correctly and bowl and seat aren't loose or damaged.

Ventilation Bathroom must have venting (mechanical or operable window). Within kitchen, if venting is provided ensure the filter is present and clean.

Refrigerator All shelves, drawers, handles and gaskets must be free from damage that impacts their function.

Grab bar If installed within bathroom the grab must not be loose

Infestation Any evidence (eggs, dropping, etc.) of roaches, bed bugs or mice needs to be addressed.

Dryer vents White plastic flex venting is not allowed for dryer venting. Additionally, ducting that is "kinked", ripped, damaged or disconnected is a defect.

Mold/Mildew More than 4sq inches of mildew (cumulative per room) should be addressed.

Call-For-Aid If equipped, ensure the cords are no more than 6" from floor and not blocked by furniture.

Sharp edges Review all windows, bathroom mirror, toilet lid (and any other property owned items) for broken and sharp edges.

Rails Ensure all steps of 4 or more have grippable handrails that are installed between 28" and 42" high and run continually from the first riser to the last.

Windows Check all window screen 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.

Walls/Ceiling Holes larger than 2" are not permitted. Ensure ceiling has no deflection or sagging.

Paint (pre-1978) Damaged paint (peeling, bubbled, scratched, rubbed, etc.) on any surface (walls, windowsill, handrail, door frame, etc.) should be eliminated if children under the age of 6 (or pregnant women) are expected to reside.

INSIDE (Common Areas)

All the same as "Units" plus…

Exit signs If provided, exit signs must be lit for 90 minutes in case of power loss. Signs must not be loose as well as testing the internal battery by holding the "Test" button for 30 seconds.

Auxiliary lights All auxiliary light should be checked to confirm proper operation (bulbs and battery).

Elevator Each elevator should operate, be within ¾" height difference of floor, safety reverses must function and have current certificate available.

Trash chute Chute must be clear and doors must self-close

OUTSIDE

Walls Walls that are not weathertight or sections that are missing (or any penetrating holes) should be addressed.

Dryer vents blocked or clogged Lint or even purposely blocked by the resident to prevent air infiltration in cool weather.

Gutters/Soffit Gutters should function correctly, and soffit/fascia should be free of loose sections or penetrating holes.

Lighting Lights should be present and functioning.

Electrical/Outlet Wiring must be "protected" by conduit or Romex jacketing. Ensure all knockouts are in place and no foreign material used in repair. Ensure all outlets are GFCI protected.

Rails Ensure all steps of 4 or more have grippable handrails that are installed between 28" and 42" high and run continually from the first riser to the last. Additionally, any elevated walking surfaces 30+ inches in height should be protected by a guardrail.

Damaged paint (pre-1978) Any damaged paint (peeling, bubbled, scratched, rubbed, etc.) should be eliminated.

Sharp edges Broken glass or other damaged items creating a sharp edge within a walking area should be removed.

Address sign Address should be readily visible.

Parking/Drive/Walks Free from ¾" unevenness and ensure potholes 4" or more in depth are corrected.

Fences Any fence that provides safety/security must not have large holes, falling sections or inoperable gates

Fire extinguisher (property owned) Check to confirm the extinguisher is installed on hook/bracket (if so equipped), inspection tag date is current, and unit is properly charged.