
Ready For NSPIRE: The Power Of Preparation

- Get organized
- Top Unit Defects
- Day of Inspection
- Test

Get Organized

- A. Learn the app.
- A. Make sure that HUD's information matches your information for building and unit Counts.
- A. Create a simplified Rent roll or all unit list if necessary.
- A. Learn the appeals process.
- A. Make sure that you have all of your certificates in place.
- A. LBP Tenant disclosure forms should be easy to find.

Top 10 Life Threatening Defect Categories

- Smoke Alarm
- Carbon Monoxide Alarm
- Electrical – Conductor
- Electrical – Outlet and Switch
- Blocked Egress
- Sprinkler Assembly
- Fire Extinguisher
- Call for Aid System
- Flammable and Combustible Item
- Clothes Dryer Exhaust Ventilation

5 Dryer Duct Types



Aluminum Foil Duct



Semi-Rigid Metal Duct



Slim Duct



Rigid Metal Duct



Plastic or Vinyl Duct

Top 10 Severe Defect Categories

- Electrical – Outlet and Switch
- Electrical – GFCI or AFCI Outlet
- Door – Fire Labeled
- Sharp Edges
- Lighting – Auxiliary
- Water Heater
- Infestation
- Exit Sign
- Mold- Like Substance
- Door – Fire and Entry

If you lose 30 points in the units, the score will be automatically reduced to a 59.

There is no longer a cap on points.

48% of unit findings are 24 hour deficiencies.

Day Of Inspection

- Consider bringing breakfast for your staff.
- Make sure that you have plenty of water and maybe Gatorade and some way to carry it.
- Assign roles- someone should be available for kitchen duty, turning on lights, making sure that breaker boxes and house panels are easily accessible.
- Keys should be organized, you should have a key for every single unit and storage closets that are associated with that unit. Any inspectable common areas will also need keys.
- Take good notes. At the end of the inspection ask the inspector if you may keep the rent roll that she may have made notes on.
- Bring light bulbs, knife for cutting zip ties, lighter for pilot lights.
- Have a plan for breaks and lunch.
- At the end of the day or end of inspection start rectifying the 24 hour deficiencies, a list will be emailed to you by the inspector.
- Estimate your score.

Test

1.) What are the possible deficiencies in this photo?



- A.) Roof Assembly has Hole
- B.) Overgrown vegetation
- C.) Restricted flow of water from a roof drain, gutter, or downspout
- D.) Roof assembly is damaged
- E.) Gutter component is damaged impacting functionality
- F.) All of the Above

2.) 3 of 4 burners will not heat on a range. Choose the deficiency level from the following:

A.) Moderate

B.) Severe

C.) Low

3.) Is litter a deficiency?

A.) Yes

B.) No

4.) Graffiti can only be recorded as an outside defect.

A.) True

B.) False

5.) At which distance should a smoke detector be from a cooking appliance?

A.) 10 ft.

B.) 22 ft.

C.) 12 ft

6.) Which needs to be observed to be considered a Severe roach infestation?

- A.) Roach droppings in electric outlets
- B.) 1 live roach in the WH closet
- C.) At least 1 live roach in two or more rooms within a unit
- D.) Several dead roaches in roach traps under the kitchen sink

7.) Call For Aid Cords should be _____ inches from the floor?

A.) 4

B.) 10

C.) 6

8.) Which type of deficiency is a clogged dryer vent?

A.) moderate

B.) Low

C.) Life Threatening

9.) During a unit inspection you discover that the electric outlet in the cabinet under the kitchen sink is not GFCI protected should you record it as

A.) Moderate

B.) Life Threatening

C.) Severe

D.) None of the above

10.) How many inches must the discharge pipe or WH TPR extension be from the floor or the flood plain?

A.) 12-18 inches

B.) 0-8 inches

C.) 2-6

11.) A pothole in the parking lot is found to be 3 inches deep and 18 inches wide. Is it a defect?

A.) Yes

B.) No

12.) What is the timeline to correct this inside deficiency?



A.) 60 days

B.) 24 hours

C.) 30 days

13.) NSPIRE is an acronym for which of the following?

- A.) New Sensible Pedant Inspection of Real Estate
- B.) Nationwide Standard of Property Real Estate
- C.) National Standards for Physical Inspection of Real Estate
- D.) Necessary and Simple Plan to Inspect Real Estate

14.) Which items are citable under the Refrigerator standard?

- A.) Shelving and railing for door shelves
- B.) Separated gasket seal
- C.) unfrozen food in freezer
- D.) missing (previously installed) door handle
- E.) All of the above

15.) Is a broken beer bottle near the fence line at the back of the property a defect?

A.) Yes

B.) No

16.) Which best fits the description of the photo?



- A.) Deficiency under the Electrical- Service Panel standard
- B.) Recipe for fried squirrel
- C.) Deficiency under the Electrical- Conductor, Outlet, and Switch standard
- D.) None of the above

17.) How many potential problems or deficiencies under NSPIRE are in these two photos of the same breaker box?



A.) 3

B.) 0

C.) 5

18.) Which type deficiency is the following?



- A.) Severe
- B.) Life Threatening
- C.) Moderate
- D.) Low

19.) Under the new NSPIRE protocol is the following still a deficiency?



A.) Yes

B.) No

C.) Maybe

20.) REAC has extended the definition of a trip hazard to now include; An unintended gap ___ inch or greater horizontal separation that is perpendicular to the path of travel. Fill in the blank.

A.) 2 inches

B.) $\frac{1}{2}$ inch

C.) $\frac{3}{4}$ inch

Answers

1.) What are the possible deficiencies in this photo?



C.) Restricted flow of water from a roof drain, gutter, or downspout

2.) 3 of 4 burners will not heat on a range. Choose the deficiency level from the following:

A.) Moderate

3.) Is litter a deficiency?

A.) Yes

4.) Graffiti can only be recorded as an outside defect.

B.) False there is not a graffiti standard

5.) At which distance should a smoke detector be from a cooking appliance?

A.) 10 ft.

6.) Which needs to be observed to be considered a Severe roach infestation?

C.) At least 1 live roach in two or more rooms within a unit

7.) Call For Aid Cords should be _____ inches from the floor?

C.) 6

8.) Which type of deficiency is a clogged dryer vent?

C.) Life Threatening

9.) During a unit inspection you discover that the electric outlet in the cabinet under the kitchen sink is not GFCI protected should you record it as

D.) None of the above

10.) How many inches must the discharge pipe or WH TPR extension be from the floor or the flood plain?

C.) 2-6

11.) A pothole in the parking lot is found to be 3 inches deep and 18 inches wide. Is it a defect?

B.) No

12.) What is the timeline to correct this inside deficiency?



B.) 24 hours

13.) NSPIRE is an acronym for which of the following?

C.) National Standards for Physical Inspection of Real Estate

14.) Which items are citable under the Refrigerator standard?

E.) All of the above

15.) Is a broken beer bottle near the fence line at the back of the property a defect?

B.) No

16.) Which best fits the description of the photo?



C.) Deficiency under the Electrical-Conductor, Outlet, and Switch standard

17.) How many potential problems or deficiencies under NSPIRE are in these two photos of the same breaker box?



A.) 3

18.) Which type deficiency is the following?



B.) Life Threatening

19.) Under the new NSPIRE protocol is the following still a deficiency?



A.) Yes - The Exit is
Obstructed

20.) REAC has extended the definition of a trip hazard to now include; An unintended gap ___ inch or greater horizontal separation that is perpendicular to the path of travel. Fill in the blank.

A.) 2 inches

NSPIRE SCORING

Inspected Units: _____

OUTSIDE

Defect Type	Points	X	Multiply The number of deficiencies found	= Total Points Lost
Life Threatening (24 Hr)		X		=
Severe (24 Hr)		X		=
Moderate (30 Days)		X		=
Low (60 Days)		X		=
				+
TOTAL POINTS LOST ON THE OUTSIDE				=

INSIDE

Defect Type	Points	X	Multiply The number of deficiencies found	= Total Points Lost
Life Threatening (24 Hr)		X		=
Severe (24 Hr)		X		=
Moderate (30 Days)		X		=
Low (60 Days)		X		=
				+
TOTAL POINTS LOST ON THE INSIDE				=

UNIT

Defect Type	Points	X	Multiply The number of deficiencies found	= Total Points Lost
Life Threatening (24 Hr)		X		=
Severe (24 Hr)		X		=
Moderate (30 Days)		X		=
Low (60 Days)		X		=
				+
TOTAL POINTS LOST ON THE UNIT				=

Property Inspection Score Worksheet

Email:
MelAmato75@gmail.com

$$100 - \frac{\text{Points lost}}{\text{Estimated Score}} =$$

Life Threatening	24 Hour	Moderate	30 days
Severe	24 Hour	Low	60 days

1 Inspected Unit

Defect Type	Outside Weight	Your Points	Defect Type	Inside Weight	Your Points	Defect Type	Unit Weight	Your Points
Life Threatening	49.6	49.60	Life Threatening	54.5	54.50	Life Threatening	60.0	60.00
Severe	12.2	12.20	Severe	13.4	13.40	Severe	14.8	14.80
Moderate	4.5	4.50	Moderate	5.0	5.00	Moderate	5.5	5.50
Low	2.0	2.00	Low	2.2	2.20	Low	2.4	2.40

2 Inspected Units

Defect Type	Outside Weight	Your Points	Defect Type	Inside Weight	Your Points	Defect Type	Unit Weight	Your Points
Life Threatening	49.6	24.8	Life Threatening	54.5	27.25	Life Threatening	60.0	30.0
Severe	12.2	6.10	Severe	13.4	6.70	Severe	14.8	7.40
Moderate	4.5	2.25	Moderate	5.0	2.50	Moderate	5.5	2.75
Low	2.0	1.00	Low	2.2	1.10	Low	2.4	1.40

3 Inspected Units

Defect Type	Outside Weight	Your Points	Defect Type	Inside Weight	Your Points	Defect Type	Unit Weight	Your Points
Life Threatening	49.6	16.54	Life Threatening	54.5	18.17	Life Threatening	60.0	20.0
Severe	12.2	4.67	Severe	13.4	4.47	Severe	14.8	4.93
Moderate	4.5	1.50	Moderate	5.0	1.67	Moderate	5.5	1.83
Low	2.0	0.67	Low	2.2	0.73	Low	2.4	0.80

4 Inspected Units

Defect Type	Outside Weight	Your Points	Defect Type	Inside Weight	Your Points	Defect Type	Unit Weight	Your Points
Life Threatening	49.6	12.4	Life Threatening	54.5	13.63	Life Threatening	60.0	15.00
Severe	12.2	3.05	Severe	13.4	3.35	Severe	14.8	3.70
Moderate	4.5	1.13	Moderate	5.0	1.25	Moderate	5.5	1.37
Low	2.0	0.50	Low	2.2	0.55	Low	2.4	0.60

5 Inspected Units

Defect Type	Outside Weight	Your Points	Defect Type	Inside Weight	Your Points	Defect Type	Unit Weight	Your Points
Life Threatening	49.6	9.92	Life Threatening	54.5	10.90	Life Threatening	60.0	12.00
Severe	12.2	2.44	Severe	13.4	2.68	Severe	14.8	2.96
Moderate	4.5	0.90	Moderate	5.0	1.00	Moderate	5.5	1.10
Low	2.0	0.40	Low	2.2	0.44	Low	2.4	0.48

JJ-4.2024

Property Score Values
(1 unit - 32 units)

Email:
MelAmato75@gmail.com

SCORING VALUES

Units In Property	Sample Size
1	1
2	2
3	3
4	4
5	5
6-7	6
8	7
9-10	8
11-12	9
13-14	10
15-16	11

Units In Property	Sample Size
17-18	12
19-21	13
22-24	14
25-27	15
28-30	16
31-35	17
36-39	18
40-45	19
46-51	20
52-59	21
60-67	22

Units In Property	Sample Size
68-78	23
79-92	24
93-110	25
111-120	26
121-166	27
167-214	28
225-295	29
296-455	30
456-920	31
921+	32

NSPIRE Scoring Values

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Your Sample Size:

Divide the "Weight" listed below by the sample size above to find the exact point loss for each, writing your points in the "Your Points" boxes.

Example: $49.6/23=2.15$

49.6 (Outside Weight) divided by/ 23 units (Your sample size) = 2.15
Your point value for a life-threatening deficiency.

Defect Type	Outside Weight	Your Points		Inside Weight	Your Points		Unit Weight	Your Points
Life Threatening	49.6	2.15	LT	54.5		LT	60.0	
Severe	12.2		S	13.4		S	14.8	
Moderate	4.5		M	5.0		M	5.5	
Low	2.0		L	2.2		L	2.4	

NO MORE DUPLICATED DEFECTS

The final Scoring notice continues citing a deficiency multiple times in all inspectable areas (the unit, inside a building, and outside a building) **but will deduct points only once per inspected unit, building, or outside area**. Examples of deficiencies that will be cited for each instance but scored only once in the same inspectable area include infestation, damaged doors, damaged walls, blocked egress, and sharp edges.

Area	Repeat Region	Plain Language
Unit	Inspected Unit	Defect A can only be scored once in Unit 1 and it can be scored again in Unit 2, Unit 3, etc.,
Inside	Inspected Building	Defect B can only be scored once in Building 1 and it can be scored again in Building 2, Building 3, etc.,

Updated
Nov 2023



POC EXPERIENCE TRAINING GUIDE

HUD NSPIRE



Training Guide

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