

### Most Common Fail Items Under NSPIRE

Upon your first inspection of the unit, the inspector may identify deficiencies in your unit for you to correct. You are given 30 days to address the deficiencies, EXCEPT for specific 24 hour fail items. These deficiencies are considered life-threatening and must be corrected within 72 hours from when you receive the notice.

#### 24-Hour Fail Items

Must be corrected within 24 hours and then within 72 hours must provide proof of correction through photos, videos or proof documentation from vendor. If a property owner fails to provide proof of correction within 72 hours, the unit will be placed under abatement. Abatement is when RIHousing does not pay Housing Assistance Payments for a period of time.

##### Examples:

- Smoke detectors
- CO Detectors
- Exposed electrical
- Fire Extinguishers (Expired)
- Mold-like substances
- Egress blocked
- Exit Signs

#### 30-Day Fail Items

For 30-day abatements, re-inspections could be done virtually or in-person, depending on the nature of the deficiencies. It is the responsibility of the landlord to notify RIHousing when the unit is ready to reinspect.

##### Examples

- Fire Doors / Hardware
- Electrical outlets
- Not GFCI where required
- Ungrounded 3-prong outlets
- Windows: Do not operate properly / damaged
- Damaged/Missing Screens
- Peeling Paint (pre-1978 properties)

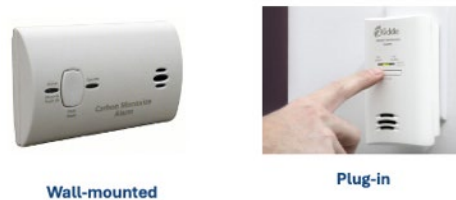
### Common Fail Items

#### Detectors

- Smoke Detectors: 1 per bedroom and 1 per living level within 21 ft of bedrooms. They must be hard-wired with battery backup OR battery powered with 10-year sealed battery



- Carbon Monoxide Detector: 1 per living level within 21 feet of bedrooms. Current regulations do not specify power type smoke detectors. They can be wall-mounted, battery-powered, plug-in or hardwired.



- Combination Smoke/CO Detectors: must follow the smoke detector power requirements



## Electrical

- Exposed electrical or missing outlet plates
- Ungrounded 3 prong outlets
- Outlets within 6 feet of a water source MUST be GFCI protected.
- Major appliances within 6 feet of a water source like refrigerators and washing machines must be GFCI protected or utilize a single use outlet.



GFCI OUTLET

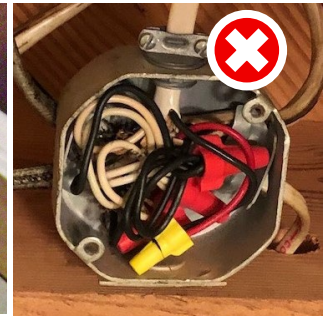
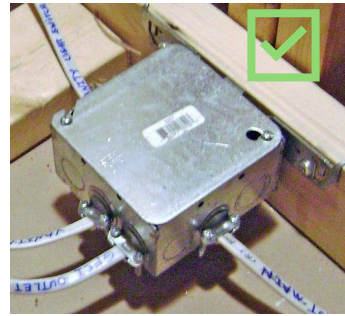


GFCI BREAKER



SINGLE-USE OUTLET

- Junction boxes: missing covers/open knockouts



## Paint

- Peeling paint on pre-1978 properties.



## Fire Extinguisher

- Disposable: No more than 12 years old (often stamped on the base of extinguisher or on label). Must have a 4 digit year;
- Serviceable: Inspection tag must be no more than 1 year old

## Means of Egress

- Sleeping rooms must have two means of egress
- Must not be blocked

## Water Boiler

- The pressure relief valve discharge tube must extend to within 18 inches of the floor.



## Windows

- No cracked/broken/missing glass
- No broken retaining hardware
- Must operate properly
- Single/double hung windows: must stay up/open on its own
- Crank windows: handles in place & cranks open and close properly
- If a window is designed to have a lock, they must operate properly to secure the window.
- Screen: If window is designed to have a screen, it must be present and undamaged

