



## Examples of the Top 20 Inspection Deficiencies

The following are examples of maintenance items that, if repaired prior to the physical inspection, could make a significant difference in whether or not the inspection fails. Be sure that the following items are in working order before an inspection is completed.

1. **Water Heater:** the pressure relief valve discharge tube extends to within 18 inches of the floor
2. **Misaligned Chimney:** the vent stack on gas operated water heaters or furnaces are properly aligned.
3. **Missing HVAC Covers:** there are covers on all baseboard heaters.
4. **Access to the Electrical Panel:** access to the electrical panels is not blocked by furniture or other items not easily removed.
5. **Missing Covers:** electrical panels that have interior covers (aside from the panel lid box itself) to prevent exposure from the wire connections are in place.
6. **Open Breaker/Fuse Ports:** open breaker/fuse ports are covered.
7. **Doors Damaged Seals:** the factory-installed seals on exterior doors, such as building or unit doors, are in place and undamaged.
8. **Doors Damaged Hardware:** exterior door hardware locks or latches properly and fire doors function as designed.
9. **Security Doors:** security doors do not have dual-side key locks.
10. **Kitchen:** stove burners are working.
11. **Plumbing:** pipes and faucets are not leaking, and areas around any leaks are cleaned up and repaired.
12. **Damaged Sinks/Showers:** any hardware problems are repaired, diverters are working, drains have stoppers, hot and cold water handles are in place and working.
13. **Clothes Dryers:** are properly vented to the outside from units or laundry rooms.
14. **Storm Water Sewers:** are not clogged with trash or leaves.
15. **Sanitary Sewer Damaged Covers:** caps located in the grass on the exterior of the building that have been damaged by a lawn mower are cleaned out and repaired.
16. **Trash Chutes:** hardware is in place and the chute door closes properly.
17. **Trash Receptacles:** are not overflowing and are adequate in size for the property.
18. **Auxiliary Lighting:** the back up lighting works even when the test light does not work.
19. **Leaking Domestic Water:** there are no leaks in the domestic water supply, including the hose bibs located on the exterior of the building.
20. **Outlet and Switch Plate Covers:** are not cracked or broken.

**Have Questions?** Contact our team at [inspections@rihousing.com](mailto:inspections@rihousing.com).

## RIHOUSING HOUSING CHOICE VOUCHER PROGRAM

# NSPIRE-V Common Life-Threatening Deficiencies

Life-Threatening deficiencies identified must be corrected **within 24 hours**.

Inspectable Item	Deficiency
<b>Carbon Monoxide Alarm</b>	The carbon monoxide alarm is missing, not installed, or not installed in a proper location. Carbon monoxide alarms are required inside units and in areas such as hallways that contain a fuel-burning appliance or fireplace, cabanas, pool rooms, or other common area amenities.
	The carbon monoxide alarm is obstructed.
	Carbon monoxide alarms do not produce an audio or visual alarm when tested.
<b>Chimney</b>	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
	Chimney exhibits signs of structural failure.
<b>Clothes Dryer Exhaust Ventilation</b>	The dryer transition duct is detached or missing.
	The dryer exhaust ventilation system has restricted airflow.
<b>Egress</b>	Obstructed means of egress.
	The sleeping room is located on the third floor or below and has an obstructed rescue opening.
	Fire escape is obstructed.
<b>Electrical - Conductor, Outlet, and Switch</b>	The outlet or switch is damaged.
	Exposed electrical conductor.
<b>Exit Sign</b>	The exit sign is damaged, missing, obstructed, or not adequately illuminated.
<b>Fire Extinguisher</b>	Fire extinguisher pressure gauge reads over- or undercharged.
	Fire extinguisher service tag is missing, illegible, or expired.
	The fire extinguisher is damaged or missing.
<b>Guardrail</b>	The guardrail is missing, not installed, or not functionally adequate.
<b>Heating, Ventilation, and Air Conditioning (HVAC)</b>	The inspection date is on or between October 1 and March 31, and the permanently installed heating source is not working, or the permanently installed heating source is working, and the interior temperature is below 64 degrees Fahrenheit.



### **The Public and Federally Assisted Housing Fire Safety Act of 2022**

Requires all battery-powered smoke alarms to have a sealed battery as of December 29, 2024.

This will also be enforced through NSPIRE-V.