

NSPIRE FOR REAC

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Welcome

Over the next six hours we will increase your knowledge of the inspection protocol and empower you for future inspections.

- NSPIRE History and Background
- Explanation of NSPIRE Scoring
- All the new changes to the REAC protocol (pre-inspection, inspection day, and post-inspection).
- High Scoring NSPIRE definitions (Unit, Inside, and Outside).

Please put phones away.

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About Your Instructor

- **2015-Present:** Founder, UPCS Inspectors LLC
- **2008-2015:** Housing Director, Housing Authority City of Austin
- **2006-2008:** Asset Manager (MOR), Southwest Housing Compliance Corporation
- **2002-2006:** Licensed Real Estate Salesperson and Property Manager (still licensed)
- **1999-2002:** Conventional Property Management

Over 25 years of property management and compliance experience!

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Introduce Yourself!

- Your name
- Your role
- How long you've been in the industry?
- Have you been through a REAC inspection?
- What do you hope to learn today?



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NSPIRE

National Standards for the Physical Inspection of Real Estate

- Prioritizes health, safety, and functional defects over those about appearance.
- Alignment of multiple inspection standards.
- Clearly defined inspection standards and protocols.
- Inspection protocol used by REAC inspectors.

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REAC Inspection Outcomes

REAC uses a scoring system to decide if a property passes or fails. They assign a score value to each NSPIRE deficiency, which will reduce the properties score.

Frequency of Inspections:

- 90-100: Every 3 years
- 80-89: Every 2 years
- 60-79: Every year
- Below 60: At HUD discretion. Property failed and could be designated as troubled.

Properties must learn the NSPIRE protocol to perform well on inspections!

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Inspection Scheduling

- 30-90 days before the inspection documents will be gathered.
- Provide contact information of inspection day staff
- Verify property profile and unit occupancy pulled from the public housing or Multifamily housing system of record;
- Provide the date of property construction
- LBP Assessment, if applicable.
- Contact information for a resident council or tenant.
- HUD will continue to use the current 3-2-1 schedule.
- REAC provides a 28-day inspection notice
- Refer to REAC Guidelines Version 1.0

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Health and Safety Determination

All deficiencies will have a Health and Safety Determination:

- Low 60 Days
- Moderate 30 Days
- Severe 24 Hours
- Life-Threatening 24 Hours

Inspection Report will be provided in 15 days.

Copy of an inspection form for a single unit can be found on page 140.

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Inspectable Areas

- **Inside:** Inside of HUD housing (or “inside areas”) refers to the common areas and building systems that can be generally found within the building interior and are not inside a unit.
- **Outside:** Outside of HUD housing (or “outside areas”) refers to the building site, building exterior components, and any building systems located outside of the building or unit.
- **Unit:** A unit (or “dwelling unit”) of HUD housing refers to the interior components of an individual unit.

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Unit Sample Size

Under NSPIRE, there will be a very small increase in the number of units sampled. Sample size is on page 139.

Scoring Notice Correction (Effective 1/17/25): Changes the sample size for properties between 111-133 units and 134-166 units.

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Unit Threshold of Performance

“Unit Threshold of Performance” where a loss of 30 points or more in the Unit portion of the inspection will result in a score adjustment to 59 or failing, even if the Inside and Outside portions of the inspection allowed it to score over 60.

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Not Scored (Zero Points)

This items will not count towards the final score, but corrective actions will still be required:

- Smoke Alarm (all defects)* **Page 150 New requirement 12/29/24.**
- Carbon monoxide device (all defects) **Page 157**
- Call-for-Aid (system in blocked or pull cord is higher than 6 inches of the floor)
- Handrail (Is missing or not installed where required).

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No Points Scored Till 10/1/26

These deficiencies will not count towards the final score until 10/1/26 (**HUD Notice Page 147**):

- Fire Labeled Doors (all defects)
- Electrical GFCI (unprotected outlet within 6' of water)
- Guardrail (All Defects)
- HVAC (Thermal Requirements)
- Interior Lighting (At last one 1 light fixture in the kitchen and bathroom)
- Minimum Electrical and Lighting (at least two working outlets in each habitable room).

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Call For Aid Standard Definition

A call system used by a resident to summon aid during a medical emergency.

Purpose: Provides the resident with a means to alert emergency service

Common Components: Annunciator; Pull cord; Speaker; Lights; Alarm; Faceplate

Location: Bathroom, bedroom, hallway, common areas.



	Unit	Inside	Outside
Location	X	X	

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Call For Aid Standard

Deficiency 1

Deficiency 1: System is blocked (or) pull cord is higher than 6 inches off the floor.

- Look for a call-for-aid system along the walls.
- Look to see if a cord is present if required; not all call-for-aid systems will have a cord, some may have a button.
- If a cord is present, measure the distance between the end of the pull cord and the floor to determine if it is greater than 6 inches



	Unit	Inside	Outside
H&S Determination	LT	LT	
REAC Correction Timeline	24 Hours	24 Hours	

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Call For Aid Standard

Deficiency 2

Deficiency 2: System does not function properly.

- A call-for-aid system does not emit sound or light or send a signal to the annunciator (OR)
- The annunciator does not indicate the correct corresponding room (OR)
- Pull cord is missing (OR)
- Pull cord is tied up such that it cannot be engaged.
- If monitored offsite, do not test functionality of the system.



	Unit	Inside	Outside
H&S Determination	LT	LT	
REAC Correction Timeline	24 Hours	24 Hours	

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Call For Aid Standard Definition

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Common Components: Annunciator; Pull cord; Speaker; Lights; Alarm; Faceplate

Location: Bathroom, bedroom, hallway, common areas.



	Unit	Inside	Outside
Location	X	X	

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Call For Aid Standard Deficiency 1

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- If a cord is present, measure the distance between the end of the pull cord and the floor to determine if it is greater than 6 inches



	Unit	Inside	Outside
H&S Determination	LT	LT	
REAC Correction Timeline	24 Hours	24 Hours	

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Call For Aid Standard Deficiency 2

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- The annunciator does not indicate the correct corresponding room (OR)
- Pull cord is missing (OR)
- Pull cord is tied up such that it cannot be engaged.
- If monitored offsite, do not test functionality of the system.



	Unit LT	Inside LT	Outside
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	

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Clothes Dryer Exhaust Ventilation Standard Definition

The system connected to the clothes dryer vent outlet that exhausts air from the dryer blower to a designated area.

Purpose: Remove combustion gases (including carbon monoxide), heated air, moisture, and lint from the dryer to a designated area.

Common Components: Transition duct; Metal or aluminum ductwork; External louvered vent and cover; Water reservoir.

Location: Exterior vent cover, laundry room, washer and dryer area.



	Unit	Inside	Outside
Location	X	X	X

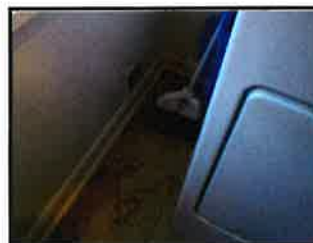
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Clothes Dryer Exhaust Ventilation Standard

Deficiency 1

Deficiency 1: Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

- Look behind the clothes dryer and attempt to locate the dryer transition duct.
- Visually observe if the dryer transition duct is securely attached.
- If unable to locate the dryer transition duct, look behind the clothes dryer and observe if there is an accumulation of dryer lint, which indicates that the dryer transition duct may be detached or missing.



H&S Determination	Unit LT	Inside LT	Outside
REAC Correction Timeline	24 Hours	24 Hours	

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Clothes Dryer Exhaust Ventilation Standard

Deficiency 2

Deficiency 2: Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

- Look behind the clothes dryer and attempt to locate the dryer transition duct.
- Visually observe if the dryer transition duct is securely attached.
- If unable to locate the dryer transition duct, look behind the clothes dryer and observe if there is an accumulation of dryer lint, which indicates that the dryer transition duct may be detached or missing.



H&S Determination	Unit LT	Inside LT	Outside
REAC Correction Timeline	24 Hours	24 Hours	

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Clothes Dryer Exhaust Ventilation Standard Deficiency 3

Deficiency 3: Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.

- Look at the exhaust ventilation system and identify the flexible duct line.
- Look at the entire duct line that runs from the back of the dryer.
- Look for crushed pipe or any unintentional kinks in the duct line.



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Clothes Dryer Exhaust Ventilation Standard Deficiency 4

Deficiency 4: Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete).

- Look at the exterior of the building to identify the location where the dryer ventilation system terminates.
- Determine if the exterior dryer vent cover, cap, or any component thereof is missing.



H&S Determination	Unit	Inside	Outside Low
REAC Correction Timeline			60 Days

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Clothes Dryer Exhaust Ventilation Standard Deficiency 5

Deficiency 5: Dryer transition duct is not constructed of metal or an approved material.

Look at the dryer transition duct and determine if it is constructed of metal or an approved material.



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Clothes Dryer Exhaust Ventilation Standard Deficiency 6

Deficiency 6: Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.

- Look at the exhaust ventilation system and identify the flexible duct line.
- Look at the entire duct line that runs from the back of the dryer.
- Look for crushed pipe or any unintentional kinks in the duct line.



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Door – Fire Labeled Standard Definition

A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).

Purpose: Used as part of a passive fire protection system to reduce the spread of fire and smoke between separate compartments of a structure and to enable safe egress from a building or structure.

Common Components: Door; Frame; Fire or smoke seals; Gaskets; Weather stripping; Hinges; Handles; Latching mechanism; Automatic closing devices; Vision panels

Location: All fire labeled doors throughout the Unit and Inside.



	Unit	Inside	Outside
Location	X	X	

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Door – Fire Labeled Standard Deficiency 1

Deficiency 1: Fire labeled door does not open such that it may limit access between spaces.

- With the door closed, engage the doorknob or handle to verify if the entry door opens.
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
- If an entry door or stairwell door will not open, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the unopenable door as a fire labeled door.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 2

Deficiency 2: Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

- **Fire labeled door with self-closing mechanism:** Open the door fully and release.
- **Fire labeled door that is power operated:** Activate the door and wait to visually observe if the door opens and closes.
- **Fire labeled door without self-closing mechanism or with an automatic closure:** Open the door fully and attempt to close the entry door against the frame.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 3

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

- **Door assembly components may include, but are not limited to:** Frame, Door slab, Hardware, Glazing
- **Examples of damage may include, but are not limited to:** Glass that is cracked or not secure, Missing or removed hardware resulting in a hole



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 4

Deficiency 4: Fire labeled door seal or gasket is damaged or missing.

- A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).
- OR A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 5

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

Objects may include, but are not limited to:

- Wood wedge
- Kick-down door stop
- Trash can
- Furniture
- Tape
- Rubber band

Doors shall not be held open by devices other than those that release when the door is pushed or pulled. Devices to hold a door open can be either electromagnetic or of the friction-fit type integral to the door closer.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 6

Deficiency 6: Fire labeled door cannot be secured.

- Close the door and engage the installed lock.
- Engage the doorknob or handle to verify if the door is secured.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

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Door – Fire Labeled Standard Deficiency 7

Deficiency 7: Fire labeled door is missing.

- Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
- If a door is missing, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the missing door as a fire labeled door.



	Unit	Inside	Outside
H&S Determination	LT	LT	
REAC Correction Timeline	24 Hours	24 Hours	

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Electrical – Conductor, Outlet, and Switch Standard Definition

Conductor: An object or type of material that carries electrical current.

Outlet and Switch: Installations that connect to an electricity supply.

Purpose:

- **Conductor:** To safely allow for the flow of electrical current through the service point, service equipment, or branch wiring.
- **Outlet and Switch:** Allow user to safely access power to energize electrical devices.

Common Components: Receptacle; Outlet; Faceplate; Wire; Electrical conductor; Busbar; Terminal; Wire connection; Cables; Junction box (including switch box, light fixture box, smoke detector box, and receptacle box); Wire nut

Location: Throughout the Unit, Inside, and Outside



	Unit	Inside	Outside
Location	X	X	X

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Electrical – Conductor, Outlet, and Switch Standard Deficiency 1

Deficiency 1: Outlet or switch is damaged.

Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.



	Unit LT	Inside LT	Outside LT
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Conductor, Outlet, and Switch Standard Deficiency 2

Deficiency 2: Testing indicates a three-pronged outlet is not properly wired or grounded.

- Using a three-pronged outlet tester, determine whether the outlet is properly wired and grounded.
- A three-pronged, ungrounded outlet that is GFCI-protected is not considered a deficiency. An outlet that is not energized and does not have visible damage should be evaluated under Deficiency 3 of this standard.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Conductor, Outlet, and Switch Standard Deficiency 3

Deficiency 3: Outlet does not have visible damage and testing indicates it is not energized

An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Conductor, Outlet, and Switch Standard

Deficiency 4

Deficiency 4: Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than 1/8 inch.

- Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
- Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
- Lighting fixtures
- Visible wire nuts on electrical conductors
- Wiring that is insulated but not protected by sheathing or conduit
- Hardwire smoke alarm with an exposed conductor
- Wall-mounted light fixture with a damaged or missing cover



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Conductor, Outlet, and Switch Standard

Deficiency 5

Deficiency 5: Water is currently in contact with an electrical conductor.

Visually determine if water is in contact with the electrical conductor.



H&S Determination	Unit LT	Inside LT
REAC Correction Timeline	24 Hours	24 Hours

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Electrical – GFCI or AFCI – Outlet or Breaker Standard Definition

Electrical protection devices. – Ground-Fault Circuit Interrupter (GFCI) Or Arc-Fault Circuit Interrupter (AFCI).

Purpose: Protect individuals from electrical shock due to ground faults and against fires caused by arc faults.

Common Components: Receptacle or outlet; Faceplate; Test and reset buttons; Circuit breaker

Location: Living room, kitchen, bathroom, office, mechanical room, closet, hallway, any wall surface. Exterior wall surface, service panels, or site.



	Unit	Inside	Outside
Location	X	X	X

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Electrical – GFCI or AFCI – Outlet or Breaker Standard Deficiency 1

Deficiency 1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

- Engage the test button on each GFCI outlet and GFCI breaker.
- After engaging the test button, determine if the GFCI outlet or GFCI breaker trips.
- Then, engage the reset button.
- Some outlets are wired in series and may have one GFCI that provides protection to the entire series.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – GFCI or AFCI – Outlet or Breaker Standard

Deficiency 2

Deficiency 2: AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.

- Engage the test button on each AFCI outlet and AFCI breaker.
- After engaging the test button, determine if the AFCI outlet or AFCI breaker trips.
- Then, engage the reset button.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

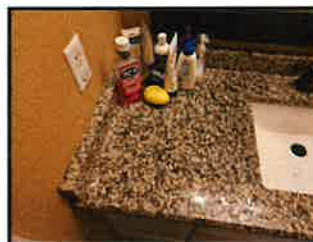
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Electrical – GFCI or AFCI – Outlet or Breaker Standard

Deficiency 3

Deficiency 3: Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room AND Outlet is not GFCI protected.

- Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet.
- An outlet dedicated to a major appliance (e.g., water heater, HVAC, refrigerator, washing machine, dishwasher, garbage disposal, appliance that is wall-mounted or installed within a cabinet, etc.) should not be evaluated under this standard, regardless of its distance from the water source.
- An outlet located below a countertop and within an enclosed cabinet should not be evaluated under this standard, regardless of its distance from the water source.



	Unit	Inside	Outside
H&S Determination	Severe	Severe	Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Service Panel Standard

Definition

An enclosure, cabinet, box, or panelboard containing overcurrent protection devices for the control of light, heat, appliances and power circuits.

Purpose: To house overcurrent protection devices and prevent people from accidentally contacting energized parts, mitigate electrical fire hazards, and prevent infestation or intrusion of foreign matter or debris that may damage or contaminate components.

Common Components: Enclosure box; Internal cover; External cover or door (if so designed); Dead front cover; Breaker; Fuse

Location: Living room, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, storage, and all common areas. Anywhere on site, any wall surface, HVAC condensers, emergency generator, and trash compactor.



	Unit	Inside	Outside
Location	X	X	X

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Electrical – Service Panel Standard

Deficiency 1

Deficiency 1: Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

- If a personal item (e.g., picture, calendar, rolling cart, clothing, small appliance, plant, toy) is concealing the electrical service panel and can reasonably be removed, ask the resident to move the item.
- If the electrical service panel is located behind a locked door, ask the resident or POA to unlock the door to permit access to the electrical service panel.
- If the electrical service panel is locked, ask the resident or POA to unlock the electrical service panel door.



	Unit	Inside	Outside
H&S Determination	Moderate	Moderate	Moderate
REAC Correction Timeline	30 Days	30 Days	30 Days

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Electrical – Service Panel Standard Deficiency 2

Deficiency 2: The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.

Visually inspect the overcurrent protection device for damage (e.g., burns, melted materials, smoke)



	Unit LT	Inside LT	Outside LT
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Electrical – Service Panel Standard Deficiency 3

Deficiency 3: The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).

Visually inspect the overcurrent protection device for contamination.



	Unit Severe	Inside Severe	Outside Severe
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

50

Exit Sign Standard Definition

Device or placard that identifies the egress route in case of an emergency.

Purpose: The function of lighted LED exit signs is to allow you to find the exit or emergency egress route in the event of an emergency and provide better visibility in a fire situation.

Common Components: Lighting; Batteries; Photoluminescent; Basic placards

Location: Hallway; stairway; corridor



	Unit	Inside	Outside
Location		X	X

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Exit Sign Standard Deficiency 1

Deficiency 1: Exit sign is damaged (visibly defective; impacts functionality), missing (evidence of prior installation), obstructed, or not adequately illuminated.

- If a test button is present, engage the test button and verify the back-up battery-powered light comes on.
- If there is no test button, verify the AC-powered sign is fully lit.



	Unit	Inside	Outside
H&S Determination		LT	LT
REAC Correction Timeline		24 Hours	24 Hours

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Fire Extinguisher Standard Definition

A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

Purpose: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

Common Components: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

Location: Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms doors, parking garages, breezeways, property exterior, roof tops.



	Unit	Inside	Outside
Location	X	X	X

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Fire Extinguisher Standard Deficiency 1

Deficiency 1: Pressure gauge indicates that the fire extinguisher is over or under-charged.

- Look at the fire extinguisher and determine if it has a pressure gauge.
- If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged



	Unit	Inside	Outside
H&S Determination	LT	LT	LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Fire Extinguisher Standard Deficiency 2

Deficiency 2: Fire extinguisher service tag is missing, illegible, or expired.

- The date on the service tag of any fire extinguisher has exceeded one year.
- OR The fire extinguisher tag is missing or illegible.
- OR A non-chargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Fire Extinguisher Standard Deficiency 3

Deficiency 3: Fire extinguisher is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete).

- Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets).
- If present, visually inspect to identify any damage.
- None of these deficiencies apply to fire extinguishers owned by the resident.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service) for any of these deficiencies.



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Flammable and Combustible Item Standard Definition

A combustible material is any material that, in the form in which it is used and under the conditions anticipated, will ignite and burn or will add appreciable heat to an ambient fire.

Purpose: None

Common Components: None

Location: Near water heater, near furnace, stove, oven, fireplace, garage, attic, basement. Outside of unit, yard.



	Unit	Inside	Outside
Location	X	X	X

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Flammable and Combustible Item Standard Deficiency 1

Deficiency 1: Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater OR improperly stored chemicals.

- Look for flammable or combustible items on or near an appliance that provides heat for thermal comfort.
- Look for flammable or combustible items on or near a fuel-burning water heater.
- Look for any improperly stored chemicals (e.g., paint, gasoline, etc.).



	Unit	Inside	Outside
H&S Determination	LT	LT	LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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HVAC, Ventilation, and Air Conditioning Standard

Definition

Heating: A system consisting of a heat source and method of distribution designed to heat the surrounding air and area.

Ventilation: A method of air distribution by air ducts to transfer air from one location to another. Air can be distributed passively or forced.

Air Conditioning: A system consisting of a cooling source and method of distribution designed to cool the surrounding air and area

- **Purpose:** Provide thermal comfort and acceptable indoor air quality.
- **Common Components:** Thermostat; Condenser; Furnace; Supply registers or vents; Ducts; Air handler; Radiant or convection heating covers; Boiler; Evaporative cooler; Thermocouple; Gas shutoff valve
- **Location:** Living room, bedroom, kitchen, bathroom, closet. Any indoor common area (e.g., hall, bath, kitchen, office, exercise room, etc.)



	Unit	Inside	Outside
Location	X	X	

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HVAC, Ventilation, and Air Conditioning Standard

Deficiency 1

Deficiency 1: 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.

- A permanently installed heating source is: one that is installed and self-fueled, permanently affixed within the unit or building, safely connected to the unit or building electrical system, thermostatically controlled by the unit or building.
- A permanently installed heating source may: include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units, have an electric, gas, or oil energy source.



	Unit	Inside	Outside
H&S Determination	LT		
REAC Correction Timeline	24 Hours		

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HVAC, Ventilation, and Air Conditioning Standard Deficiency 2

Deficiency 2: The inspection date is on or between October 1 and March 31 AND The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.

- A permanently installed heating source may not be cooking appliances, portable space heaters, fireplaces or wood stoves.
- This deficiency does not apply to: mechanical rooms or closets. Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands.



	Unit	Inside	Outside
H&S Determination	Severe	Moderate	
REAC Correction Timeline	24 Hours	30 Days	

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HVAC, Ventilation, and Air Conditioning Standard Deficiency 3

Deficiency 3: Air conditioning system or device is not operational.

- System or device does not turn on.
- OR System or device only produces hot or room temperature air.
- Place your hand near the system or device to feel for cooled air.



	Unit	Inside	Outside
H&S Determination	Moderate	Low	
REAC Correction Timeline	30 Days	60 Days	

62

HVAC, Ventilation, and Air Conditioning Standard Deficiency 4

Deficiency 4: Unvented space heater that burns gas, oil, or kerosene is present.

Affirmative Habitability Requirement

- Visually inspect the space heater to verify if vent is present.
- Ask the resident or POA if the Unit is heated by a fuel burning device.



	Unit LT	Inside LT	Outside
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	

63

HVAC, Ventilation, and Air Conditioning Standard Deficiency 5

Deficiency 5: Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a fuel burning heating appliance.

- Visually inspect the fuel burning heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.
- If unable to locate, ask the resident or POA to identify the location of the fuel burning heating appliance.



	Unit LT	Inside LT	Outside
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	

64

HVAC, Ventilation, and Air Conditioning Standard Deficiency 6

Deficiency 6: Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

- Visually inspect for any damage to the safety shield.
- Visually inspect for evidence that a safety shield was previously installed and is now not present or is incomplete.



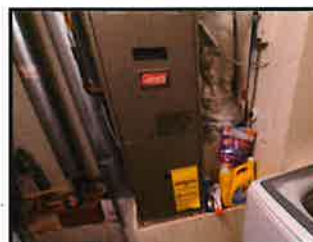
	Unit	Inside	Outside
H&S Determination	Severe	Severe	
REAC Correction Timeline	24 Hours	24 Hours	

65

HVAC, Ventilation, and Air Conditioning Standard Deficiency 7

Deficiency 7: The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.

- Determine if a permanently installed heating source is present.
- If present, visually inspect to identify any damage.
- Determine if the permanently installed heating is working.



	Unit	Inside	Outside
H&S Determination	Moderate	Moderate	
REAC Correction Timeline	30 Days	30 Days	

66

HVAC, Ventilation, and Air Conditioning Standard Deficiency 8

Deficiency 8: Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged (i.e., visibly defective; impacts functionality, or missing (i.e., evidence of prior installation, but now not present or is incomplete).

Look at fuel burning heating system or device to confirm exhaust vent is:

- Properly connected through to the ceiling or wall; and
- Free of any holes or blockage due to bending, warping, collapse, or foreign material.

Check for exhaust vent cap. Verify exhaust vent has no downward slope.



	Unit LT	Inside LT	Outside LT
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

67

HVAC, Ventilation, and Air Conditioning Standard Deficiency 9

Deficiency 9: The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.

- Determine if a permanently installed heating source is present.
- If present, determine if the permanently installed heating is working.
- Refer to acceptable heat sources in other deficiencies.



	Unit	Inside	Outside
H&S Determination		Moderate	
REAC Correction Timeline		30 Days	

68

Lighting – Auxiliary Standard Definition

Lighting that is essential to safety in the event of primary power supply failure.

Purpose: Assist people egress a building in the event of an emergency.

Common Components: Rechargeable battery backup; Light bulb; Circuits; Lamps; Test button; Housing assembly

Location: Throughout the Inside and Outside



	Unit	Inside	Outside
Location		X	X

69

Lighting – Auxiliary Standard Deficiency 1

Deficiency 1: Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.

- Engage the test button.
- Verify the emergency light illuminates for the entire time the test button is engaged.
- Verify all light sources illuminate during the test.



	Unit	Inside	Outside
H&S Determination		Severe	Severe
REAC Correction Timeline		24 Hours	24 Hours

70

Sprinkler Assembly Standard

Definition

Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.

Purpose: Help control the spread of fire.

Common Components: Head; Valve; Deflector; Escutcheon; Sprinkler head cover

Location: Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas, covered decks, patios.



	Unit	Inside	Outside
Location	X	X	X

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Sprinkler Assembly Standard

Deficiency 1

Deficiency 1: Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.

- Examples of encasements may include, but are not limited to painter's tape, plastic bag.
- Examples of obstructions may include, but are not limited to furniture, shelves, stacked materials
- A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency.
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency.



	Unit	Inside	Outside
H&S Determination	LT	LT	LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

72

Sprinkler Assembly Standard Deficiency 2

Deficiency 2: Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.

Examples may include, but are not limited to:

- Physical damage
- Glass bulb has lost fluid
- Concealed sprinkler cover plate is caulked or glued to ceiling
- Missing sprinkler head escutcheon



	Unit LT	Inside LT	Outside LT
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

73

Sprinkler Assembly Standard Deficiency 3

Deficiency 3: Sprinkler assembly has evidence of corrosion.

Look at the sprinkler assembly and its components to identify any evidence of corrosion.



	Unit LT	Inside LT	Outside LT
H&S Determination			
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Sprinkler Assembly Standard Deficiency 4

Deficiency 4: Sprinkler assembly has evidence of foreign material that is detrimental to performance.

- Foreign material covers 75% or more of the sprinkler assembly.
- OR Foreign material covers 75% or more of the glass bulb.
- Examples of foreign material that may be detrimental to performance may include, but are not limited to loading / dust and paint.



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

75

Water Heater Standard Definition

A device designed to generate and store hot water for domestic use.

Purpose: Typical domestic uses of hot water heater include providing hot water for cooking, cleaning, bathing, and space heating.

Common Components: Storage tank; Electric heating element; Water supply inlet and water discharge outlet plumbing connections; Pressure relief valve and line; Low-voltage electrical connection (auto-ignition); Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple

Location: Mechanical rooms, mechanical closets, basements, under stairs, kitchens, back or side yard



	Unit	Inside	Outside
Location	X	X	X

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Water Heater Standard Deficiency 1

Deficiency 1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

Acceptable relief valve discharge piping materials include: Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing, Copper pipe, Cross-linked polyethylene (PEX) plastic tubing, Ductile iron, Cross-linked polyethylene/aluminum/high-density, Polyethylene (PEX-AL-HDPE) pipe, Polyethylene (PEX-AL-PEX) pipe, Galvanized steel pipe, Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe, Polypropylene (PP) plastic pipe or tubing, Stainless steel pipe (type 304 or 316).



H&S Determination	Unit Severe	Inside Severe	Outside Severe
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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Water Heater Standard Deficiency 2

Deficiency 2: No hot water.

- Hot water does not dispense after the handle is engaged.
- Turn the faucet handle to activate hot water.
- Feel the water coming out of the faucet to determine if it is heating up.



H&S Determination	Unit Severe	Inside Low	Outside
REAC Correction Timeline	24 Hours	60 Days	

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Water Heater Standard Deficiency 3

Deficiency 3: The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood level.
- If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.



	Unit	Inside	Outside
H&S Determination	Moderate	Moderate	Moderate
REAC Correction Timeline	30 Days	30 Days	30 Days

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Water Heater Standard Deficiency 4

Deficiency 4: Chimney or flue piping is blocked, misaligned, or missing.

- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
- Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
- Check taped joints to ensure that the tape is not covering a void in the flue pipe.
- Look at the horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
- Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.



	Unit	Inside	Outside
H&S Determination	LT	LT	LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

80

Water Heater Standard Deficiency 5

Deficiency 5: Gas shutoff valve is damaged, missing, or not installed.

- Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).
- OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
- OR Gas shutoff valve is not installed (i.e., never installed, but should have been).



H&S Determination	Unit LT	Inside LT	Outside LT
REAC Correction Timeline	24 Hours	24 Hours	24 Hours

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We Want to Help!

- Use our website for resources and news updates.
- Check out our training schedule for webinars, tradeshow, and our full 2-day course.
- Utilize our inspection services: Prioritized checklist of deficiencies so you don't waste time and money!
- REAC consultation: On the ground preparation assistance, inspector liaison on inspection day, and help appeal deficiencies to get points back.
- Operations assessments: Identify gaps in policies and make operation recommendations.

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Q&A

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