



NSPIRE-V Standards: Issues Classified as Life Threatening (LT)

The new **NSPIRE-V** Standards (National Standards for the Physical Inspection of Real Estate-Voucher) include a list of issues classified as Life Threatening (LT), which **must be fixed**:

- **Within 24 Hours:** If found in rental housing currently occupied by a family that receives rental assistance or in the course of an inspection that occurs every two years (biennial).
- **Before a Family Moves In:** If found during an inspection of a housing unit for families that are first joining a rental assistance program.

Other NSPIRE-V issues that are not classified as LT must be corrected within the timeline set by the public housing agency, which is usually 30 days.

If these issues aren't fixed by these deadlines, the agency may temporarily stop, reduce, or end payment to the landlord of a currently occupied unit, or not move forward with a housing assistance payment contract.

Call-for-aid System	The system is blocked OR the end of the pull cord is higher than 6 inches off the floor.
Call-for-aid System	A call-for-aid system does not emit sound, light, or send a signal to the annunciator OR the annunciator does not indicate the correct corresponding room OR a pull cord is missing OR a pull cord is tied up such that it cannot be engaged.
Carbon Monoxide Alarm	A Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Carbon Monoxide Alarm	A Carbon monoxide alarm is obstructed.
Chimney	A visually accessible chimney (that can be reasonably accessed and inspected), flue, or firebox connected to a fireplace, or wood-burning appliance is incomplete (it shows evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior OR is damaged (visibly defective and impacted functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Chimney	The chimney has signs of structural failure such that the integrity of the chimney is jeopardized.
Door - Fire Labeled	A fire-labeled door is missing (there is evidence of prior installation, but it is now not present or is incomplete).
Exit	Access to the exit or the exit itself is obstructed.
Exit	The exit discharge (the part of the exit route that leads directly outside) is obstructed.
Exit	A sleeping room is located on the third floor or below and has an obstructed rescue opening.
Exit	A fire escape access is obstructed.

Electrical – Conductors, Outlets And Switches	An outlet or switch is damaged. Any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch
Electrical – Conductors, Outlets And Switches	An electrical conductor is not enclosed or properly insulated (for example, is damaged or missing sheathing that expose the insulated wiring or conductor, has an open port, is missing a knockout, outlet or switch cover, breaker or fuse). OR an opening or gap is present and measures greater than ½ inch.
Electrical – Conductors, Outlets And Switches	Water is in contact with an electrical conductor.
Electrical Service Panel	The overcurrent protection device (the fuse or breaker) is damaged such that it may not interrupt the circuit during an overcurrent condition.
Exit Sign	An exit sign is damaged OR missing OR obstructed such that the word “EXIT” is not clearly visible OR the exit sign is not adequately illuminated.
Fire Escape	Any stair, ladder, platform, guardrail, or handrail is damaged OR missing.
Fire Extinguisher	A pressure gauge indicates that a fire extinguisher is over- or under-charged
Fire Extinguisher	The date on the service tag of any fire extinguisher has exceeded one year OR the tag is missing or illegible OR a nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).
Fire Extinguisher	A fire extinguisher is damaged OR fire extinguisher is missing.
Flammable and Combustible Item	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.
Guardrail	The guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below.
Guardrail	Guardrail is missing functional component(s) OR is damaged OR is less than 30 inches in height OR is not securely attached and cannot reasonably protect from fall hazards.
HVAC	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.
HVAC	An unvented space heater that burns gas, oil or kerosene is present.
HVAC	A combustion chamber cover or gas shutoff valve is missing from a fuel-burning heating appliance.
HVAC	A fuel burning heating system or device is present AND an exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall OR an exhaust vent is damaged OR exhaust vent is missing.
Leak - Gas or Oil	There is evidence of a gas, propane, or oil leak OR there is an uncapped gas or fuel supply line.
Mold-like Substance	A cumulative area of patches is more than 9 square feet in a room.
Smoke Alarm	A smoke alarm is not installed inside each bedroom AND a smoke alarm is not installed outside the bedroom(s) AND smoke alarm is not installed on each level.
Smoke Alarm	A smoke alarm is not installed inside a classroom AND a smoke alarm is not installed outside the classroom(s) AND a smoke alarm is not installed on each level.

Smoke Alarm	A smoke alarm is obstructed.
Smoke Alarm	A smoke alarm does not produce an audio or visual alarm when tested.
Sprinkler Assembly	A sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Sprinkler Assembly	A sprinkler assembly component is damaged, inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing and it is detrimental to performance.
Sprinkler Assembly	A sprinkler assembly has evidence of corrosion.
Sprinkler Assembly	A foreign material covers 75% or more of the sprinkler assembly OR a foreign material covers 75% or more of the glass bulb.
Structural System	A structural system exhibits signs of serious failure and may threaten the resident's safety.
Toilet	Only one toilet was installed, and it is missing.
Water Heater	A chimney or flue piping is blocked, misaligned, or missing.
Water Heater	A gas shutoff valve is damaged OR missing OR not installed (has never installed but should have been).