LANCASTER COUNTY
Housing and Redevelopment
AUTHORITIES

Unit Inspections with HUD NSPIRE Standards

Implemented May 1, 2026

Unit Inspections with HUD NSPIRE Standards

Unit inspections for units participating in the voucher program are performed to ensure that the units meet essential safety standards. Cosmetic issues arising from these inspections, that deal with findings such as cleanliness, normal wear and tear, and minor deferred maintenance, shall be resolved between the owner/landlord and participant.

HUD introduced the National Standards for the Physical Inspection of Real Estate or NSPIRE in 2023. As of October 1, 2023, NSPIRE replaced the Housing Quality Standards requirements, which had been in place since 1979.

Under HUD's NSPIRE standards, Lancaster Housing Authority has made the following changes (further details follow) to both inspection standards and procedures.

Units will be inspected primarily to determine if the unit meets and/or exceeds safety standards and guidelines.

Neighborhood conditions will no longer be used as a condition of the inspection.

Findings which require repair will be verified as repaired with documentation. Landlord will submit proof of repair to the LCHRA within 30 days or 24 hours, depending on the severity of the finding. In-Person re-inspections are no longer required.

Common areas will only be inspected on the path of travel to the dwelling unit in multi-unit structures. LCHRA will only inspect common areas that are accessible to the participant.

Exteriors and grounds will only be inspected on buildings, single family and duplex units or in the event that exterior damage is observed to be affecting the interior. LCHRA will only inspect exteriors on single family, two family, or any combination.

Mechanical systems will be inspected for (a) safety, (b) functionality, (c) physical damage that could impact safety or functionality.

NSPIRE standards have minimum design standards included for fire safety, electrical equipment, and railings, which are considered as part of any inspection. There is no "grandfathering" of requirements due to either (a) previous acceptability by the LCHRA, (b) previous acceptability by a local authority, or (c) the age, location, or design of the unit.

Reports will be provided to the landlord and participant within two (2) business day (s) of the inspection and shall include specific details regarding what is deficient and when repair verification is needed, if applicable.

Guidelines/Types of Inspections

All units must meet the minimum standards set forth in the local building/housing code and NSPIRE Inspection Standards. [24 CFR 982.305] In cases of inconsistency between local

housing code and NSPIRE protocols, the stricter of the two shall prevail. [24 CFR 982.54(d)(21)]

Efforts will be always made to encourage owners to provide housing above the NSPIRE minimum standards. The LCHRA will not promote any additional inspection criteria which would be likely to restrict housing choice.

All utilities must be in service prior to the inspection. If the utilities are not in service at the time of inspection, the inspector will notify the tenant, owner, or other party responsible for the utilities to have the utilities turned on. The inspector will schedule a re-inspection.

There are five types of inspections the LCHRA will perform:

1) Initial/Move-in: Conducted upon receipt of Request for Approval of Tenancy HUD-52517;
2) Annual: Must be conducted within twenty-four months of last annual inspection;
3) Special/Complaint: At request of owner, family, agency, or a third party;
4) Quality Control

Timely Initial NSPIRE Inspection

The LCHRA will inspect the unit to determine whether the unit satisfies NSPIRE and then notify the family and owner of the determination within fifteen (15) days after the family and the owner have submitted a Request for Approval of Tenancy (HUD-52517).

The same 15-day clock will be suspended during any period when the unit is not available for inspection.

The LCHRA will include “date unit available for inspection” on the HUD-52517 form. This date will determine whether the LCHRA will be required to meet the same 15-day requirement or whether the LCHRA will suspend the same 15-day period because the unit is not available for inspection after the same 15-day period.

The initial inspection will be conducted to:

1) Determine if the unit and property/building meet the NSPIRE, as defined in this plan.
2) Document the current condition of the unit to assist in future evaluations of whether the condition of the unit exceeds normal wear and tear.
3) Document the information to be used for determination of rent reasonableness.
4) If the unit fails the initial NSPIRE inspection, the owner will be advised to notify the LCHRA once repairs are completed and provide documentation to confirm the repairs.

On an initial inspection, at the inspector's discretion, the owner will be given up to fifteen (15) days to correct the items noted as Fail. The time frame depends on the amount and complexity of work to be done.

Annual/Biennial NSPIRE Inspections

In 2014, HUD implemented a provision for Housing Authorities to adopt biennial NSPIRE Inspections, allowing 24 months between unit inspections if the unit is found to be satisfactory. [24 CFR 982.405.103] THE LCHRA conducts unit inspections in accordance with NSPIRE Standards at least annually and, after the first annual review, biennially. Special inspections may be scheduled between anniversary dates.

1) The LCHRA will choose to implement the biennial NSPIRE Inspection option to perform a Move-In/Initial NSPIRE Inspection, and then an Annual Inspection on the second anniversary of the participant's move-in.
2) At the LCHRA's discretion, a unit's next inspection can be set to "annual" instead of "biennial" if conditions at the unit warrant a more frequent review.

Special/Complaint Inspections

If, at any time, the family or owner notifies the LCHRA that the unit does not meet NSPIRE Standards, the LCHRA will conduct an inspection.

The LCHRA may also conduct a special inspection based on information from third parties such as neighbors or public officials. The LCHRA will inspect only the items which were reported, but if the inspector notices additional deficiencies that would cause the unit to fail NSPIRE, the responsible party will be required to make the necessary repairs.

Quality Control Inspection

Quality Control inspections will be performed by the Executive Director or their designee on the number of participant files required by the Section 8 Management Assessment Program (SEMAP [24 CFR 985.3]) - this would be 5 for the first 50 vouchers and 1 for each 50 thereafter.

The purpose of Quality Control inspections is to ascertain that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in application of the NSPIRE.

The sampling of files will include recently completed inspections (within the prior three [3] months), a cross-section of neighborhoods, and a cross-section of inspectors.

Scheduling a NSPIRE Inspection

NSPIRE deficiencies which cause a unit to fail must be corrected by the landlord. In the event that the issue is caused by the participant, the landlord will be responsible for reporting the resolution to the LCHRA but may choose to have the participant coordinate the repair.

The family must allow the LCHRA to inspect the unit at reasonable times with reasonable notice.

1) Inspection
    a) The family is notified of the date and time of the inspection appointment by mail. If the family is unable to be present, they must reschedule the appointment so that the inspection is completed within fourteen (14) days, unless there is a legitimate reason for extension.
    b) If the family does not contact the LCHRA to reschedule the inspection, or if the family misses two (2) inspection appointments, the LCHRA will consider the family to have violated a Family Obligation, and their assistance will be terminated in accordance with the termination procedures in the Plan.

Time Standards for Repairs

The NSPIRE standards include four severity levels for findings (1) Life Threatening, (2) Severe, (3) Moderate, and (4) Low.

1) Life Threatening: These items must be repaired within 24 hours. The citation of one or more Life Threatening issues will result in an overall “Fail” rating on the unit.
2) Severe: All severe non-life-threatening issues must be repaired within 30 Days. The citation of one or more Severe issues will result in an overall “Fail” rating on the unit.
3) Moderate: All moderate issues must be repaired within 30 days. The citation of one or more Moderate issues will result in an overall “Fail” rating on the unit.
4) Low: All “Low” rated issues are to be repaired within 60 days, but the unit status will be “Pass” and no follow-up inspection is required.

For major repairs, the Executive Director or their designee may approve an extension beyond thirty (30) days. [24 CFR 982.404]

Inspector Code of Conduct

The LCHRA inspectors shall follow this code of conduct. The inspector shall always adhere to these procedures and requirements. In the event that the inspector fails to follow the code of conduct, property owner/landlords are encouraged to provide feedback to the LCHRA. However, an inspector’s failure to adhere to certain behavioral guidelines will not necessarily reverse the inspector’s finding(s).

1) LCHRA Inspector(s) will not unplug any computer equipment of the residents without verbal or written permission.
2) LCHRA Inspector(s) will not make any judgment verbally or in writing of the tenant's lifestyle, ethnicity, culture, or other issues observed during the inspection.
3) LCHRA Inspector(s) shall not enter any units where there is not at least one person 18 years in age or older who is a member of the participant's household.
4) LCHRA Inspector(s) shall immediately exit any unit where a participant is found to be undressed.
5) LRHA Inspector(s) shall make every effort to avoid including the tenant's personal items in any photograph of a deficiency.

6) LCHRA Inspector(s) will adhere to the NSPIRE standards and will not cite any conditions not outlined in the NSPIRE standards.
7) LCHRA Inspector(s) shall not allow the condition of the landlord's "other units" impact citations on any other unit.
8) LCHRA Inspector(s) does not "have to find issues." If the landlord's unit meets the NSPIRE standards and has no findings; THE LCHRA Inspector(s) should inform the landlord that there were no deficiencies and provide no judgement or advice on the condition otherwise.
9) LCHRA Inspector(s) shall provide specific details in their notes on the location of each finding and any instructions required to quickly and effectively mitigate the issue.
10) LCHRA Inspector(s) shall make every effort to be consistent in their findings and adhere directly to the standards as outlined by HUD.
11) LCHRA Inspector(s) shall accept questions from landlords and participants on the NSPIRE standards openly and without any reservation.

12) LCHRA Inspector(s) shall not interfere in any area governed by landlord-tenant law, such as evictions, chargebacks for damages, timeliness of rent payment, or any other matter directly handled between the landlord and tenant.

NSPIRE Violation and Abatement of Payment

When it has been determined that a unit in the program fails to meet NSPIRE Standards, and the owner is responsible for completing the necessary repairs(s) in the time-period specified by the LCHRA, the assistance payment to the owner will be abated.

1) Abatement

- A Notice of Abatement will be sent to the owner, and the abatement will be effective on the day after the date of the failed inspection. The notice is generally for thirty (30) days, depending on the nature of the repair(s) needed.

- The LCHRA will inspect abated units within ten (10) days of the owner's notification that the work has been completed. If the owner makes repairs during the abatement period, payment will resume on the day the unit passes inspection.
- No retroactive payments will be made to the owner for the period of time the rent was abated, and the unit did not comply with NSPIRE. The notice of abatement states that the tenant is not responsible for the LCHRA's portion of rent that is abated.

2) Termination of Contract

1) If the owner is responsible for repairs and fails to correct all the deficiencies cited prior to the end of the abatement period, the owner will be sent a HAP Contract Proposed Termination Notice.
2) Prior to the effective date of the termination, the abatement will remain in effect. If repairs are completed before the effective termination date, the termination may be rescinded by THE LCHRA if the tenant chooses to remain in the unit.
3) Only one (1) NSPIRE Standards inspection will be conducted after the termination notice is issued.

3) Determination of Responsibility

1) Certain NSPIRE deficiencies are considered the responsibility of the family:
    a) Tenant-paid utilities not in service.
    b) Tenant owned appliances will not be inspected by the LCHRA. Failure to provide or maintain participant supplied appliances will not be cited.
    c) Damage to the unit or premises caused by a household member or guest beyond normal wear and tear. "Normal wear and tear" is defined as items that cannot be charged against the tenant's security deposit under state law or court practice.
    d) Vandalism to the dwelling unit caused by the participant or their guests.
2) If the tenant is responsible and corrections are not made, the HAP contract will terminate when the assistance is terminated.
3) The owner is responsible for all other NSPIRE violations.
4) The owner is responsible for vermin, bedbug, and cockroach infestation even if caused by the family's living habits. However, if such infestation is serious and repeated, it may be considered a lease violation, and the owner may evict for serious or repeated violation of the lease. The LCHRA may terminate the family's assistance on that basis.

Life Threatening Items

The following items are considered of an emergency nature (life threatening) and must be corrected by the owner or participant (whoever is responsible) within twenty-four (24) hours of when the inspector identifies the issue(s):

Inspectable Item	Deficiency
Call-for-Aid System	System is blocked, or the pull cord is higher than 6 inches off the floor.
Call-for-Aid System	System does not function properly.
Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Carbon Monoxide Alarm	Carbon monoxide alarm is obstructed.
Carbon Monoxide Alarm	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged.
Chimney	Chimney exhibits signs of structural failure.
Dryer Exhaust	Electric dryer transition duct is detached or missing.
Dryer Exhaust	Gas dryer transition duct is detached or missing.
Dryer Exhaust	Electric dryer exhaust ventilation system has restricted airflow.
Dryer Exhaust	Dryer transition duct is constructed of unsuitable material.
Dryer Exhaust	Gas dryer exhaust ventilation system has restricted airflow.
Door – Entry	Entry door is missing.
Door – Fire Labeled	Fire labeled door is missing.
Egress	Obstructed means of egress
Egress	Sleeping Room on 3rd Floor or Below has Obstructed Rescue Opening
Egress	Fire Escape Is Obstructed
Electrical Conductors	Outlet or switch is damaged
Electrical Conductors	Exposed electrical conductor
Electrical Conductors	Water is currently in contact with an electrical conductor.

Inspectable Item	Deficiency
Electrical Panel	Overcurrent Protection Device Is Damaged
Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Fire Escape	Fire escape component is damaged or missing.
Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged.
Fire Extinguisher	Fire extinguisher service tag is missing, illegible, or expired.
Fire Extinguisher	Fire extinguisher is damaged or missing.
Flammable Items	Flammable items within 3ft of an HVAC Appliance or Water Heater
Flammable Items	Improperly Stored Chemicals
Guardrail	Guardrail is Missing or Not Installed
Guardrail	Guardrail is Not Functionally Adequate
HVAC	HVAC Not Working Between 10/1 and 3/31
HVAC	HVAC Not Working and Interior Temp is Less than 64
HVAC	Combustion Chamber Cover Missing
HVAC	Gas Shutoff Valve Missing on Fuel Burning Appliance
HVAC	Fuel Burning Appliance Has Misaligned, Blocked, or Damaged Chimney
Leaks – Gas/Oil	Natural Gas, Oil, or Propane Leak
Mold-Like Substance	Presence of Extremely High Levels of Mold-Like Substances
Smoke Alarm	Smoke alarm not installed where required
Smoke Alarm	Smoke Alarm is obstructed
Smoke Alarm	Smoke Alarm does not Produce Alarm When Tested
Sprinkler Assembly	Sprinkler-head is obstructed within 18” of the head
Sprinkler Assembly	Sprinkler assembly component is missing, damaged, or inoperable
Sprinkler Assembly	Sprinkler assembly has evidence of corrosion
Sprinkler Assembly	Sprinkler assembly has evidence of foreign material
Structural System	Structural System Exhibits Signs of Structural Failure
Toilet	Toilet Inoperable or Missing (Only Toilet in Unit)

Inspectable Item	Deficiency
Water Heater	Chimney or flue piping is blocked, misaligned, or missing
Water Heater	Gas Shut Off Valve is damaged, missing, or not installed

If the emergency repair item(s) is/are not corrected in the time period required by the LCHRA and the owner is responsible, the housing assistance payment will be abated, and the HAP contract will be terminated.

If the emergency repair item(s) are not corrected in the time-period required by the LCHRA, and it is an NSPIRE breach where the family is responsible, the LCHRA will terminate assistance to the family.

NSPIRE Inspection Procedures

The LCHRA's staff or, as appropriate, third-party contractor, will perform all unit inspections using the required NSPIRE Standards for initial, annual, and special inspections. In order to ensure consistency and confidence in the LCHRA's voucher programs, the following procedures are established to ensure transparency.

1) Lead-Based Paint

For buildings that were constructed prior to 1978, all peeling paint on the exterior and interior of the building and unit will be considered to be possibly affected by Lead-Based Paint. If the property owner/manager is able to provide a "Lead-Based Paint Inspection," not just a "Risk Assessment," that shows that the entire building has been determined to be lead free, then the LCHRA inspector shall not cite "Lead-Based Paint" related issues.

2) Exterior/Grounds Inspections

1) The building's exterior shall be inspected under the following circumstances:
    a) Dwelling unit is a single-family home or duplex.
    b) In the event that issues on the interior appear to have resulted from exterior damage. In this scenario, the inspector will inspect, to the best of their ability, the area suspected to cause or contribute to the interior damage (e.g., roof leaks, exterior wall holes, and other scenarios where the condition of the exterior has affected the dwelling space.
    c) If a storage shed, garage, or carport is a freestanding building and designated for the use of a specific unit, the inspector will inspect that storage shed/garage/carport.

d) In the event of an exterior inspection, the only fences to be inspected are fences used to enclose utility equipment, play areas, swimming pools, and other areas where the fence is securing an area on all four sides with a latching gate.

2) The building's exterior walls, grounds, and other areas shall not be inspected under the following circumstances (unless there is a specific condition affecting the interior that is being investigated).
   a) Units located within a multi-unit condominium.
   b) Grounds conditions may be omitted from consideration if the grounds are maintained by a third-party management agent at a condominium or home owner's association.
   c) Under no circumstances will any LCHRA inspector or contractor access a building's roof with a portable ladder, nor shall any inspector enter a crawl space attic.

3) Mechanical Equipment Inspections

All mechanical equipment inside a dwelling unit and directly outside (e.g. air conditioning condenser) shall be inspected by the LCHRA's inspector. The NSPIRE standards require that all equipment be safe, functional, and free of any damage, regardless of who may have access to the equipment or if it is typically secured behind a locked door.

Mechanical equipment that is placed in a central, non-dwelling area shall be inspected in the following circumstances:

1) If a water heater, boiler, or similar equipment is designated for the sole use of the inspected unit but is installed outside the unit.
2) There is evidence the equipment is not functioning during the inspection or as part of a special inspection.
3) In the event that GFCI protection for the unit is provided from AFCI or GFCI breakers in a central or "house" panel. In this scenario, the electrical equipment would need to be inspected to confirm required GFCI protection.

Mechanical Equipment located in a central, non-dwelling area shall not be inspected in the following circumstances:

1) If the mechanical equipment is centralized and used for multiple areas, not designated for the sole use of the inspected unit, and there are no apparent issues with the equipment observed in the dwelling unit and no reported issues from the participant.
2) If the equipment is located on a roof which would require a mobile ladder to access.
3) If the equipment is located behind a wall or access panel/door that would require the use of a special tool to access.
4) If the equipment is shared with another dwelling unit and is located inside the other dwelling unit.

4) Common Area Inspections

In the event that a unit is in a building that has common hallways, corridors, stairs, and any other traveled areas that are shared with other participants - those areas will only be inspected under the following circumstances.

1) Path of Travel: All hallways, corridors, and stairwells that are in the direct path to the participant's unit shall be included in the inspection. For example, if a unit is in a mid-rise building, the entry door would be inspected, as would the hallway, corridors, and stairs in the direct path to the participant's entry door. Other common rooms such as laundry, offices, community rooms, and other such locations would not be inspected - just the path of travel to the participant's unit.

5) Unit Inspections

Each room of a dwelling unit will be inspected by the LCHRA's inspector to determine if the items located in the unit meet the minimum standards of the NSPIRE inspection protocol. This will be conducted with the following procedures:

1) Electrical Equipment Inspections:
    a) Outlets will be inspected with an outlet tester to determine if the outlet is properly wired and grounded. Outlets that are not accessible without moving the participant's furniture will only be inspected in two scenarios:
        i) If other outlets in the area have also been determined to be improperly wired, improperly grounded, or to have defects.
        ii) If the outlet is within 6 feet of a water source and testing is required to determine if the outlet has GFCI/AFCI protection
    b) All breaker panels and fuse panels will be inspected by opening the door and examining the breakers and/or fuses. All breaker panel doors must be opened to be inspected by the LCHRA inspector, even if the panel is behind a locked door.
    c) Meters and other equipment for the unit's designated use shall be physically inspected by the LCHRA inspector. Inspection shall be to determine if the equipment is physically damaged, missing, presents any hazards, or is malfunctioning.
    d) Light fixtures shall be inspected by turning the equipment on and off. Light fixtures without bulbs will be considered inoperable unless the equipment can be demonstrated to work properly before the LCHRA inspector completes the inspection.
    e) Participant owned light fixtures shall not be inspected.
    f) Participant owned extension cords and/or participant owned/initiated wiring shall be inspected for hazardous conditions.

2) Entry Doors: Entry doors include any door that connects the dwelling unit to the exterior or a common hallway. Entry doors shall be inspected for the following conditions:
    a) Holes, inoperable hardware, rust, damaged thresholds or frames, and any other conditions which contribute to the door not functioning as intended.
    b) The physical condition of the door shall be considered if the damage is entirely cosmetic, such as peeling paint, stains, scratches, or any other condition which does not:
    c) Penetrate the exterior panel of the door.
    d) Cause door hardware, frames, or other equipment to malfunction.
    e) Create hazardous conditions of any kind.
    f) Door hardware: The LCHRA inspector shall close the door and engage all hardware and ensure that it is operating as intended. A locking mechanism is required on all entry doors. However, the nature of the lock, location of the mechanism, and other such design standards shall not be considered unless the hardware's location or design results in a blocked egress, in which case, it should be cited under Health & Safety.
3) Fire Labeled Doors: If the unit or an inspected common area path of travel has a fire labeled entry door, the inspector will open and close the door, check for obstructions in the path of travel, inspect self-closing devices, and physically inspect the door for damage. The following standards will be used:
        i) Any and all penetration to the door surface (e.g. holes, cracks, or anything else that penetrates the surface) shall be considered a severe deficiency.
        ii) Any and all damage to the seals, which will be evidenced by either (a) light around the door or (b) visible damage to the seal.
        iii) Self-closing hardware: All fire labeled doors do not have to have self-closing devices, but if they are present, they must function as intended.
        iv) Any object, permanent or otherwise, in the path of travel shall be cited as a life-threatening issue.
    b) Interior Doors: All interior doors shall be inspected to determine if the doors have any of the following issues. All interior door issues are rated "low". All interior doors will be opened, closed, and all hardware will be manually engaged and tested.
        i) Holes
        ii) Inoperable or damaged hardware
        iii) Damaged laminate or surface materials
        iv) Damaged frame, threshold, or casement
    c) Fixtures: All fixtures such as bathtubs, toilets, faucet, sprayers, and sinks will be inspected to determine if they are operating as intended.

d) Appliances: appliances shall be inspected to determine if they are (a) safe, (b) functioning, and (c) complete.
    i) Participant owned appliances shall not be inspected.
    ii) Dishwashers and garbage disposals shall not be inspected.
    iii) Microwaves will only be inspected if the microwave is the primary appliance.
    iv) Range hood vent: Range hood vent shall only be inspected if connected to ductwork. Recirculating range fans will only be inspected for the light fixture element, if included on the range hood
e) Cabinets, Countertops, Shelving, and Other Installed Storage: Each unit must have adequate food storage and preparation areas (at least 30” of countertop in total), and all other cabinetry must be functional and free of damage.
f) Floor covering: floor coverings owned by the participant shall not be included in the inspection. Floor coverings shall only be inspected to determine if the covering is missing or hazardous. Stains, cuts, and other conditions shall not be considered.
g) Walls: walls shall be inspected for holes larger than 2 inches (or multiple holes in one area of 6x6” or larger), signs of structural failure, and any other damage such as bulging, bucking, heaving, or misalignment. Stains, peeling paint, and other cosmetic issues shall not be considered unless the building was constructed prior to 1978. In this case, the peeling paint will be considered to potentially be lead-based paint.
h) Windows: all windows will be inspected to determine if the (a) hardware is functioning, (b) the glass panes are free of damage, (c) the window opens, closes, and locks as designed, (d) the frame and window area free of damage such as cracks, missing pieces, or any condition which impacts functionality, and (e) there is no hardware on the window that would prevent it from being opened in the event of an emergency.
i) Fire-Safety Equipment: all smoke alarms and carbon monoxide alarms will be inspected by testing the equipment. Any equipment that is inaccessible and cannot be tested will be cited as being inoperable.
j) Stairs and Railings: stairs inside the unit and directly connected to the unit on the exterior will be inspected to determine (a) if the stairs and railings are intact and operating as intended, (b) the railings meet basic design standards (not less than 28” from floor or more than 42” from floor), (c) the railings must be continuous throughout each stair section.

6) Fire Safety Requirements

Dwelling units must meet basic standards for life safety equipment. This primarily includes smoke alarms and carbon monoxide detectors, though it can also include emergency power,

auxiliary lighting, call for aide systems, and other life safety equipment. In this section, the smoke detector and carbon monoxide requirements shall be detailed:

7) Smoke Alarm Requirements

1) Smoke alarms/detectors are required in each unit in the following locations:
    a) Inside each bedroom/sleeping area.
    b) Outside the bedroom door(s) - specifically within 21' of any bedroom door (one smoke alarm can be considered for multiple bedrooms. For example, if there are two bedrooms next to each other, only one smoke alarm is required for the two bedrooms.
    c) At least one smoke alarm is required on each floor of a unit. This is not in addition to the alarm inside the bedroom and outside the bedroom. This requirement refers to floors where there are no bedrooms.
2) Smoke alarms/detectors cannot be installed:
    a) Within 4" of any ceiling if wall mounted and 4" of wall if ceiling mounted.
    b) More than 12" away from a ceiling if wall mounted.
    c) Within 10' of a cooking appliance.
    d) Within 36" of any fan, supply registers, exterior window or door.
    e) Cannot have stickers or painting on the devices that can impact the functionality of the smoke alarm(s).

8) Carbon Monoxide Alarm Requirements

Carbon monoxide alarms shall be required in dwelling units that have fuel burning appliances or there is a direct penetration of fuel burning appliances or an attached garage. The LCHRA inspector will complete the following test to determine if the unit should have CO alarms:

If the answer to any one of the following is "Yes", then the units must have CO alarms installed within 10 feet of each bedroom/sleeping room (if multiple bedroom doors are within 10 feet of each other, only one CO alarm is required).

1) **Are there any fuel burning appliances installed inside the unit?** This can also include equipment directly outside (such as in a closet or a patio). Fuel burning appliances can include ranges, stoves, water heaters, furnaces, boilers, and any other equipment that burns fuel.
2) **Is there a private attached garage?** If the unit has a private attached garage, then CO alarms are required at the bedroom/sleeping area.

3) **Is there a common garage on the same level as the unit or one floor above or one floor below the unit?** If the unit is near a common area garage, then CO alarms are required at the bedroom/sleeping area.
4) **Is the unit connected by ductwork to a common area room where fuel is burned ?** If there is ductwork connecting the unit to a boiler room or equivalent, then the unit must have CO alarms outside the bedroom/sleeping area door.

NSPIRE Report and Finding Resolution

The participating landlord and voucher recipient will be provided with a report of the findings upon completion of the inspection with a specific timeline for resolution for each finding. Life-threatening issues must be resolved within 24 hours, and the remaining severity levels — Severe and Moderate — have 30 days to be resolved. Any "Low" findings will not require follow-up or closeout.

1) Documentation for Finding Resolution

Under the NSPIRE standards, resolution of findings can be completed via remote documentation instead of a physical re-inspection of the property. The following are guidelines for what is required to resolve issues.

1) Printed and signed work order: Work order must have date, time, and specific details on the nature of the work performed, by whom it was performed, and what was done to resolve the issue.
2) Photograph of the resolution: A photo may be submitted that shows that the issue has been resolved. The photo must (a) be in color, (b) show the surrounding area, (c) show that the issue has been repaired, (d) not be blurred, out of focus, or contain items obstructing the view of the item/component/area.
3) Invoice: An invoice from a third-party vendor showing that the work was completed will be accepted. The invoice must be dated and must indicate the name and location of the issue cited by THE LCHRA inspector. Invoices for parts without labor shall not be accepted unless accompanied by a work order or signed statement from the landlord/management agent certifying that the repair has been completed.
4) Statement from participant: The participant may submit a signed and dated statement certifying that the owner properly completed the repair.
5)

2) Submitting Documentation to Resolve Findings

- The property owner will be provided with an email address to use to submit a copy of proof of resolution. This will need to be received by the LCHRA within 72 hours of the inspection for 24 hour issues (work must be done within 24 hours, with additional time available for reporting in the event of a weekend or holiday).
- For 30-day issues, the property owner/manager may choose to mail documentation resolving the findings to the LCHRA's office if email is not available.
- Landlords may request a physical inspection to resolve the findings. In the event of such a request, the landlord will be asked why documentation cannot be provided via email, fax, or mail.