

HQS

52580 Title Page

PHA Tenant ID Number Date of Request (mm/dd/yyyy)

Inspector Date Last Inspection (mm/dd/yyyy) Date of Inspection (mm/dd/yyyy)

Neighborhood/Census Tract Type of Inspection Project Number

Initial Special Reinspection

A. General Information

Street Address of Inspected Unit

City County State Zip

Name of Family Current Telephone of Family

Current Street Address of Family

City County State Zip

Number of Children in Family Under 6

Name of Owner or Agent Authorized to Lease Unit Inspected Telephone of Owner or Agent

Address of Owner or Agent

Housing Type (check as appropriate)

Single Family Detached

Duplex or Two Family Row

House or Town House

Low Rise: 3,4 Stories, Including

Garden Apartment

High Rise; 5 or More Stories

Manufactured Home

Congregate

Cooperative

Independent Group Residence

Single Room Occupancy

Shared Housing

Other:(Specify)

Housing Quality Standards to NSPIRE Crosswalk

NSPIRE

DEFINITION:	A rail fixed to posts or a wall for people to hold on to for support.	
PURPOSE:	A rail designed to be grasped by the hand to provide stability or support. Handrails are commonly used while ascending or descending stairways and escalators in order to prevent injurious falls.	
NAME VARIANTS:	Bannister; Railing	
COMMON MATERIALS:	Metal; Wood	
COMMON COMPONENTS:	Rail; Baluster; Brackets; Anchor	
LOCATION:	<input checked="" type="checkbox"/>	Unit Stairs, hallways, ramps
	<input checked="" type="checkbox"/>	Inside Stairs, hallways, ramps, elevators
	<input checked="" type="checkbox"/>	Outside Stairs, ramps, elevators

UNIT: A “Unit” of HUD housing refers to the interior components of an individual dwelling, where the resident lives.

INSIDE: “Inside” refers to the common areas and building systems within the building interior and are not inside a unit. This could include interior laundry facilities, workout rooms, and so on.

OUTSIDE: “Outside” refers to the building site, building exterior components, and any building systems located outside of the building or unit. This includes things like playgrounds, sidewalks, and air-conditioning units.

The front matter of each standard lists the areas or items within each inspectable location that the standard applies to. For example, the Handrail Standard lists stairs, hallways, and ramps as inspectable items in the Unit.



STANDARDS	Inspectable area(s) standard applies to:		
	Unit	Inside	Outside
Address and Signage Standard			Y
Bathtub and Shower Standard	Y	Y	
Cabinet and Storage Standard	Y	Y	
Call-for-Aid System Standard	Y	Y	
Carbon Monoxide Alarm Standard	Y	Y	
Ceiling Standard	Y	Y	
Chimney Standard	Y	Y	Y
Clothes Dryer Exhaust Ventilation Standard	Y	Y	Y
Cooking Appliance Standard	Y	Y	
Door – Entry Standard	Y	Y	
Door – Fire Labeled Standard	Y	Y	Y
Door – General Standard	Y	Y	Y
Drain Standard	Y	Y	Y
Egress Standard	Y	Y	
Electrical – Conductor, Outlet, and Switch	Y	Y	Y
Electrical – GFCI or AFCI – Outlet or Breaker Standard	Y	Y	Y
Electrical – Service Panel Standard	Y	Y	Y
Elevator Standard		Y	
Exit Sign Standard		Y	Y
Fence and Gate Standard			Y
Fire Escape Standard			Y
Fire Extinguisher Standard	Y	Y	Y
Flammable and Combustible Item Standard	Y	Y	Y
Floor Standard	Y	Y	
Food Preparation Area Standard	Y	Y	
Foundation Standard	Y	Y	Y
Garage Door Standard	Y	Y	Y
Grab Bar Standard	Y	Y	
Guardrail Standard	Y	Y	Y
Handrail Standard	Y	Y	Y
Heating, Ventilation, and Air Conditioning (HVAC) Standard	Y	Y	
Infestation Standard	Y	Y	Y
Leak – Gas or Oil	Y	Y	Y
Leak – Sewage System	Y	Y	Y
Leak – Water	Y	Y	Y
Lighting – Auxiliary Standard		Y	Y
Lighting – Exterior Standard			Y
Lighting – Interior Standard	Y	Y	
Litter Standard		Y	Y
Minimum-Electrical-Lighting	Y		
Mold-Like Substance Standard	Y	Y	

Parking Lot Standard			Y
Potential Lead-Based Paint Hazards – Visual Assessment Standard	Y	Y	Y
Private Roads and Driveways Standard			Y
Refrigerator Standard	Y	Y	
Retaining Wall Standard			Y
Roof Assembly Standard			Y
Sharp Edges Standard	Y	Y	Y
Sidewalk, Walkway, and Ramp Standard			Y
Sink Standard	Y	Y	
Site Drainage Standard			Y
Smoke Alarm Standard	Y	Y	
Sprinkler Assembly Standard	Y	Y	Y
Steps and Stairs Standard	Y	Y	Y
Structural System Standard	Y	Y	Y
Toilet Standard	Y	Y	
Trash Chute Standard		Y	
Trip Hazard Standard	Y	Y	Y
Ventilation	Y	Y	
Wall – Exterior Standard			Y
Wall – Interior Standard	Y	Y	
Water Heater Standard	Y	Y	Y
Window Standard	Y	Y	Y

Living Room	NSPIRE	Living Room
Housing Quality Standards	LOCATION	NSPIRE
1.1 Living Room Present Is there a living room?		
1.2 Electricity Are there at least two working outlets or one working outlet and one working light fixture?	Unit	Electrical-Lighting
1.3 Electrical Hazards Is the room free from electrical hazards?	Unit/Inside /Outside	Outlet-and-Switch Lighting-Interior GFCI-AFCI-Outlet-or-Breaker
1.4 Security Are all windows and doors that are accessible from the outside lockable?	Unit / Inside/Outside	Door-Entry Door-General
1.5 Window Condition Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	Unit/Inside	Standard-Leak-Water Standard-Window
1.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	Inside	Ceiling Leak-Water
1.7 Wall Condition Are the walls sound and free from hazardous defects?	Unit/Inside	Leak-Water Wall-Interior
1.8 Floor Condition Is the floor sound and free from hazardous defects?	Unit/Inside	Floor Leak-Water
1.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component? Not Applicable	Unit/Inside/ Outside	Potential-LBP-Hazards

Kitchen	NSPIRE	Kitchen
Housing Quality Standards	LOCATION	NSPIRE
2.1 Kitchen Area Present Is there a kitchen?		
2.2 Electricity Are there at least one working outlet and one working, permanently installed light fixture?	Unit/Inside	Minimum-Electrical-Lighting Lighting-Interior
2.3 Electrical Hazards Is the kitchen free from electrical hazards?	Unit/Inside/ Outside	Electrical-Conductor-Outlet-and-Switch Lighting-Interior GFCI-AFCI-Outlet-or-Breaker
2.4 Security Are all windows and doors that are accessible from the outside lockable?	Unit/Inside/ Outside	Door-Entry Door-General
2.5 Window Condition Are all windows free of signs of deterioration or missing or broken out panes?	Unit/Inside	Leak-Water Window
2.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	Unit/Inside	Ceiling Leak-Water
2.7 Wall Condition Are the walls sound and free from hazardous defects?	Unit/Inside	Leak-Water Wall-Interior
2.8 Floor Condition Is the floor sound and free from hazardous defects?	Unit/Inside	Floor Leak-Water
2.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If no, does deteriorated surfaces exceed two square feet and/or less than 10% of a component?	Unit/Inside/ Outside	LBP-Hazards
2.10 Stove or Range with Oven Is there a working oven, and a stove (or range) with top burners that work? If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied, do other tenants have microwaves instead of an oven and stove (or range)?	Unit/Inside	Cooking-Appliance Ventilation
2.11 Refrigerator Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	Unit/Inside	Refrigerator
2.12 Sink Is there a kitchen sink that works with hot and cold running water?	Unit/Inside/ Outside	Drain Sink Leak-Water
2.13 Space for Storage, Preparation, and Serving Space for Storage, Preparation, and Serving food	Unit/Inside	Cabinet-and-Storage Food-Preparation-Area

Bathroom	NSPIRE	Bathroom
Housing Quality Standards	LOCATION	NSPIRE
3.1 Bathroom Present (See description) Is there a bathroom?		
3.2 Electricity Is there at least one permanently installed light fixture?	Unit/Inside	Lighting-Interior
3.3 Electrical Hazards Is the bathroom free from electrical hazards?	Unit/Inside/ Outside	Outlet-and-Switch Lighting-Interior GFCI-AFCI-Outlet-or-Breaker
3.4 Security Are all windows and doors that are accessible from the outside lockable?	Unit/Inside/ Outside	Door-Entry Standard-Door-General
3.5 Window Condition Are all windows free of signs of deterioration or missing or broken out panes?	Unit/Inside	Leak-Water Standard-Window
3.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	Inside	Standard-Ceiling Leak-Water
3.7 Wall Condition Are the walls sound and free from hazardous defects?	Unit/Inside	Leak-Water Grab-Bar Wall-Interior Cabinet-and-Storage Leak-Water
3.8 Floor Condition Is the floor sound and free from hazardous defects?	Unit/Inside	Floor Leak-Water
3.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If no, does deteriorated surfaces exceed two square Not Applicable feet and/or more than 10% of a component?	Unit/Inside/ Outside	LBP-Hazards-Visual
3.10 Flush Toilet in Enclosed Room in Unit Is there a working toilet in the unit for the exclusive private use of the tenant?	Unit/Inside	Toilet
3.11 Fixed Wash Basin or Lavatory in Unit Is there a working, permanently installed wash basin with hot and cold running water in the unit?	Unit/Inside/ Outside	Drain Leak-Water Sink
3.12 Tub or Shower Is there a working tub or shower with hot and cold running water in the unit?	Unit	Drain Bathtub-and-Shower Grab-Bar
3.13 Ventilation Are there operable windows or a working vent system?	Unit/Inside	Ventilation

Other Rooms Used for Living 1=Bedroom/2=Dining Room/3=Second Living Room/4=Halls/5=Additional bathroom/6=Other	NSPIRE Location	Other Rooms Used for Living
Housing Quality Standards		NSPIRE
<p style="text-align: center;">4.2 Electricity/Illumination</p> <p>If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture? If Room Code is not a 1, is there a means of illumination?</p>	Inside	Minimum-Electrical-Lighting
<p style="text-align: center;">4.3 Electrical Hazards</p> <p>Is the room free from electrical hazards?</p>	Unit/Inside/ Outside	Outlet-and-Switch Lighting-Interior GFCI-AFCI-Outlet-or-Breaker
<p style="text-align: center;">4.4 Security</p> <p>Are all windows and doors that are accessible from the outside lockable?</p>	Unit/Inside/ Outside	Door-Entry Door-General
<p style="text-align: center;">4.5 Window Condition</p> <p>If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken-out panes?</p>	Unit/Inside	Leak-Water Window
<p style="text-align: center;">4.6 Ceiling Condition</p> <p>Is the ceiling sound and free from hazardous defects?</p>	Unit/Inside	Ceiling Leak-Water
<p style="text-align: center;">4.7 Wall Condition</p> <p>Are the walls sound and free from hazardous defects?</p>	Unit/Inside	Wall-Interior
<p style="text-align: center;">4.8 Floor Condition</p> <p>Is the floor sound and free from hazardous defects?</p>	Unit/Inside	Floor Leak-Water
<p style="text-align: center;">4.9 Lead-Based Paint</p> <p>Are all painted surfaces free of deteriorated paint? If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component? Not Applicable</p>	Unit/Inside/ Outside	LBP-Hazards
<p style="text-align: center;">4.10 Smoke Detectors</p> <p>Is there a working smoke detector on each level? Do the smoke detectors meet the requirements of NFPA 74? In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?</p>	Unit/Inside	Smoke-Alarm Fire-Extinguisher

Secondary Rooms	NSPIRE	Secondary Rooms
Housing Quality Standards	LOCATION	NSPIRE
5.1 None Go to Part 6		
<p>5.2 Security</p> <p>Are all windows and doors that are accessible from the outside lockable?</p>	Unit/Inside/ Outside	<p>Door-Entry</p> <p>Door-General</p> <p>Window</p>
<p>5.3 Electrical Hazards</p> <p>Are all these rooms free from electrical hazards?</p>	Unit/Inside/ Outside	<p>Outlet-and-Switch</p> <p>Electrical-Lighting</p> <p>Lighting-Interior</p> <p>GFCI-AFCI-Outlet-or-Breaker</p>
<p>5.4 Other Potentially Hazardous Features</p> <p>Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature," explain the hazard and the means of control of interior access to the room.</p>	Unit/Inside/ Outside	<p>Drain</p> <p>Leak-Water</p> <p>LBP-Hazards</p> <p>Sharp-Edges</p> <p>Ventilation</p> <p>Sink</p> <p>Ceiling</p>

Building Exterior	NSPIRE	Building Exterior
Housing Quality Standards	LOCATION	NSPIRE
6.1 Condition of Foundation Is the foundation sound and free from hazards?	Unit/Inside/ Outside	Foundation Structural
6.2 Condition of Stairs, Rails, and Porches Are all the exterior stairs, rails, and porches sound and free from hazards?	Unit/Inside/ Outside	Guardrail Handrail Steps-and-Stairs
6.3 Condition of Roof and Gutters Are the roof, gutters, and downspouts sound and free from hazards?	Outside	Roof
6.4 Condition of Exterior Surfaces Are exterior surfaces sound and free from hazards?	Outside	Outlet-and-Switch Sidewalk-Walkway-and-Ramp Garage-Door Trip-Hazard Private-Roads-and-Driveways Retaining-Wall Trip-Hazard Sprinkler-Assembly Drain Drainage Parking-Lot Wall-Exterior Standard-Fence-and-Gate Sharp-Edges Lighting-Exterior GFCI-AFCI-Outlet-or-Breaker
6.5 Condition of Chimney Is the chimney sound and free from hazards?	Unit/Inside/ Outside	Chimney
6.6 Lead-Based Paint: Exterior Surfaces Are all painted surfaces free of deteriorated paint? If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surface area? Not Applicable	Unit/Inside/ Outside	LBP-Hazards
6.7 Manufactured Homes: Tie Downs If the unit is a manufactured home, is it properly placed and tied down? If not a manufactured home, check Not Applicable.		

Heating and Plumbing	NSPIRE	Heating and Plumbing
Housing Quality Standards	LOCATION	NSPIRE
<p>7.1 Adequacy of Heating Equipment Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?</p>	Unit	HVAC Drain
<p>7.2 Safety of Heating Equipment (CHIMNEY INCLUDED FOR INTERIOR) Is the unit free from unvented fuel burning space heaters or any other types of unsafe heating conditions?</p>	Unit/Inside/ Outside	Chimney HVAC Leak-Gas-or-Oil
<p>7.3 Ventilation and Adequacy of Cooling Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?</p>	Unit/Inside	HVAC
<p>7.4 Water Heater Is the water heater located, equipped, and installed in a safe manner?</p>	Unit/Inside/ Outside	Water-Heater Chimney
<p>7.5 Water Supply Is the unit served by an approvable public or private sanitary water supply?</p>	Unit/Inside/ Outside	Leak-Water
<p>7.6 Plumbing Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?</p>	Unit/Inside/ Outside	Sewage-System Leak-Water
<p>7.7 Sewer Connection Is plumbing connected to an approvable public or private disposal system, and is it free from sewer back-up?</p>	Unit/Inside/ Outside	Sewage-System

General Health and Safety	NSPIRE	General Health and Safety
Housing Quality Standards	LOCATION	NSPIRE
<p>8.1 Access to Unit</p> <p>Can the unit be entered without having to go through another unit?</p>		
<p>8.2 Exits</p> <p>Is there an acceptable fire exit from this building that is not blocked?</p>	Unit/Inside/Outside	<p>Egress</p> <p>Exit-Sign</p> <p>Fire-Escape</p>
<p>8.3 Evidence of Infestation</p> <p>Is the unit free from rats or severe infestation by mice or vermin?</p>	Unit/Inside/Outside	<p>Infestation</p>
<p>8.4 Garbage and Debris</p> <p>Is the unit free from heavy accumulation of garbage or debris inside and outside?</p>	Inside/Outside	<p>Litter</p>
<p>8.5 Refuse Disposal</p> <p>Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?</p>	Inside/Outside	<p>Litter</p> <p>Trash-Chute</p>
<p>8.6 Interior Stairs and Common Halls</p> <p>Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings ; inadequate lighting; or other hazards?</p>	Unit/Inside/Outside	<p>Handrail</p> <p>Steps-and-Stairs</p> <p>Ceiling</p> <p>Steps-and-Stairs</p> <p>Guardrail</p> <p>Lighting-Interior</p>
<p>8.7 Other Interior Hazards</p> <p>Is the interior of the unit free from any other hazard not specifically identified previously?</p>	Unit/Inside/Outside	<p>Electrical-Service-Panel</p> <p>Flammable-and-Combustible-Item</p> <p>Electrical-Conductor-Outlet-and-Switch</p> <p>Mold-like-Substance</p> <p>Trip-Hazard</p> <p>Sprinkler-Assembly</p> <p>Lighting-Auxiliary</p> <p>Flammable-and-Combustible-Item</p> <p>Lighting-Interior</p> <p>Fire-Extinguisher</p> <p>Clothes-Dryer-Exhaust-Vent</p> <p>Carbon-Monoxide-Alarm</p> <p>Toilet</p> <p>Bathtub-and-Shower</p> <p>Structural-System</p> <p>Sprinkler-Assembly</p> <p>Call-for-Aid-System</p> <p>Sharp-Edges</p>

<p align="center">8.8 Elevators</p> <p>Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe? Not Applicable</p>	<p align="center">Inside</p>	<p align="center">Elevator</p>
<p align="center">8.9 Interior Air Quality</p> <p>Is the unit free from abnormally high levels of fuel gas, dust, or other pollutants?</p>	<p align="center">Unit/Inside</p>	<p align="center">Mold-like-Substance</p>
<p align="center">8.10 Site and Neighborhood Conditions</p> <p>Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?</p>	<p align="center">Outside</p>	<p align="center"> Parking-Lot Private-Roads-and-Driveways Site-Drainage Retaining-Wall Sharp-Edges Address-and-Signage </p>
<p align="center">8.11 Lead-Based Paint: Owner Certification</p> <p>If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, and received by the PHA? If the owner was not required to correct any deteriorated paint or lead-based paint hazards- Not Applicable</p>	<p align="center">Unit/Inside/ Outside</p>	<p align="center">LBP-Hazards</p>

NSPIRE Additions to Housing Quality Standards			
NSPIRE Deficiency	Link	Deficiency #	Timeframe to repair
Address and Signage	Address-and-Signage	1	30 Days
Call for Aid	Call-for-Aid-System	1,2	24 HRS
Carbon Monoxide	Carbon Monoxide	1, 2, 3	24 HRS
Clothes Dryer	Clothes-Dryer-Exhaust-Vent	1, 2, 3, 5, 6	24 HRS
Fire Labeled Door	Door-Fire-Labeled	1, 2, 3, 4, 5, 6 / 7	30 Days / 24 HRS
GFCI / ARC	Electrical-GFCI-AFCI-Outlet-or-Breaker	1, 2, 3	30 Days
Exit Sign	Exit-Sign	1	24 HRS
Fence and Gate	Fence-and-Gate	1, 2, 3	30 Days
Fire Escape	Fire-Escape	1	24 HRS
Fire Extinguisher	Standard-Fire-Extinguisher	1, 2, 3	24 HRS
Flammable and Combustible Item	Standard-Flammable-and-Combustible-Item	1	24 HRS
Garage Door	Garage-Door	1, 2	30 Days
Grab Bar	Grab-Bar	1	30 Days
Guardrail	Guardrail	1, 2	24 HRS
Leak Gas / Oil	Leak-Gas-or-Oil	1	24 HRS
Lighting-Auxiliary	Lighting-Auxiliary	1	30 Days
Lighting-Exterior	Lighting-Exterior	1	30 Days
Lighting-Interior	Lighting-Interior	1, 2, 3	30 Days
Mold Like Substance	Mold-like-Substance	1, 2, 3, 4	30 Days / 24 HRS
Parking Lot Standards	Parking-Lot	1, 2	30 Days
Private Roads and Driveways	Private-Roads-and-Driveways	1, 2	30 Days
Retaining Wall Standard	Retaining-Wall	1, 2	30 Days
Sidewalk, Walkway, Stamp	Sidewalk-Walkway-and-Ramp	1, 2	30 Days
Site Drainage	Site-Drainage	1, 2, 3	30 Days
Sprinkler Assembly Standard	Sprinkler-Assembly	1, 2, 3, 4	24 HRS
Trash Chute Standard	Standard-Trash-Chute	1, 2	30 Days
Tripping Hazard	Trip-Hazard	1	30 Days
Ventilation (**Kitchen**)	Ventilation	1, 2, 3	30 Days