



HQS Inspection
2025



Agenda

NSPIRE Updates

Weather Extensions

Winter Emergencies

Avoiding Abatement



NSPIRE V Updates

- HUD has pushed NSPIRE V back 1 year to October 1, 2025
- New HUD Requirement - Effective January 1, 2025
 - Carbon Monoxide Detector rule update
 - Smoke Detector rule update
- Training offerings in the future

New HUD Requirement– Carbon Monoxide Detector

- NSPIRE V Deficiencies:
 - One (1) or more of the following scenarios exists:
 1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed:
 - a. in the immediate vicinity of each bedroom. **OR**
 - b. Within each bedroom.
 2. Bedroom or bathroom attached to bedroom:
 - a. contains a fuel-burning appliance or fuel-burning fireplace. OR
 - b. has adjacent spaces from which byproducts of combustion gases can flow.
 - c. AND Carbon monoxide alarm is not installed in each bedroom.

New HUD Requirement— Carbon Monoxide Detector

- NSPIRE V Deficiencies:
 - One (1) or more of the following scenarios exists:
 3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed:
 - a. in the immediate vicinity of each bedroom. OR
 - b. within each bedroom. OR
 - c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location.

New HUD Requirement— Carbon Monoxide Detector

- NSPIRE V Deficiencies:

- One (1) or more of the following scenarios exists:

4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and:

a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom. OR

b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel burning appliance or fuel-burning fireplace.

c. OR the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed:

i. in the immediate vicinity of each bedroom.

OR

ii. within each bedroom.

New HUD Requirement— Carbon Monoxide Detector

- NSPIRE V Deficiencies:
 - One (1) or more of the following scenarios exists:
 5. Unit or bedroom is located one (1) story or less above or below an attached private garage that:
 - a. does not have natural ventilation. OR
 - b. is enclosed and does not have a ventilation system for vehicle exhaust. AND
 - c. Carbon monoxide alarm is not installed:
 - i. in the immediate vicinity of each bedroom. OR
 - ii. within each bedroom.

New HUD Requirement – Smoke Detector

- NSPIRE V Deficiencies:
 - Smoke alarm is not installed inside each bedroom.
AND
 - Smoke alarm is not installed outside the bedroom(s).
AND
 - Smoke alarm is not installed on each level.

New HUD Requirement – Smoke Detector

- General Location Information:
 - Smoke alarm should be installed high on walls or ceilings.
 - If mounted on the ceiling, then it must be greater than 4 inches from the wall.
 - If mounted on the wall, then the top edge of the smoke alarm cannot be closer than 4 inches or greater than 12 inches from the ceiling.
 - Smoke alarm should be installed at least 10 feet from a cooking appliance.
 - Smoke alarm should not:
 - Be installed near windows, doors, or ducts where drafts might interfere with their operation.
 - Be painted or have decorative stickers or other decorations present.

New HUD Requirement – Smoke Detector

- General Location Information:
 - The unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, in the following locations:
 - On each level of the unit;
 - Inside each bedroom;
 - Within 21 feet of any door to a bedroom measured along a path of travel;and
 - Where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door.



Weather Extensions

Beginning 11/15/24 – 3/20/2025



Weather Extensions

- Repairs that cannot be completed on the exterior of the property due to winter weather conditions
 - Non-life threatening/safety concern or doesn't allow entry to unit
 - Exterior paint on home & decks
 - Concrete repairs
 - Cutting down vines/trees



Weather Extensions

- Review Letters – Due May 15th of Following Year – Abatement begins June 1st



August 14, 2012

Inspection Pass - Weather Extension Owner

FOR OFFICE USE ONLY	
Module:	SS
ClientNo:	[REDACTED]
Vendor No:	[REDACTED]
Inspection 1:	[REDACTED]
Inspection 2:	[REDACTED]
ReportID:	[REDACTED]
Doc ID:	[REDACTED]

[REDACTED]

Tenant: [REDACTED]
Unit: [REDACTED]

Dear Owner:

We have completed an inspection of your unit the at the above location and found that is meets the necessary Housing Quality Standards (HQS) requirements for the Housing Choice Voucher Program, with the exception

PASS ITEM COMMENTS:

8.10 - Site and Neighborhood Conditions - Smoke alarm(s) missing from the mounting bracket(s) during inspection. Tenant changed battery(s), remounted the alarm(s). Alarm(s) tested and passed. Dog(s) on property. Hamilton County requires dog(s) on property to be registered and licensed.



Heat Emergencies

Beginning 11/15/24 – 3/20/2025

Heat Emergencies

- No heat or inadequate heat = 24 Hour Emergency for CMHA
 - City of Cincinnati - The Board Of Health regulation mandates that whenever the outside temperature falls below 60°F for 24 consecutive hours, landlords must provide a minimum temperature of 70°F to rental units or to any unit where owners do not have individual control of the heat.
 - Weatherize units now
 - Weather seals at windows and doors
 - Schedule maintenance appointments for boilers and furnaces to ensure there is no interruption

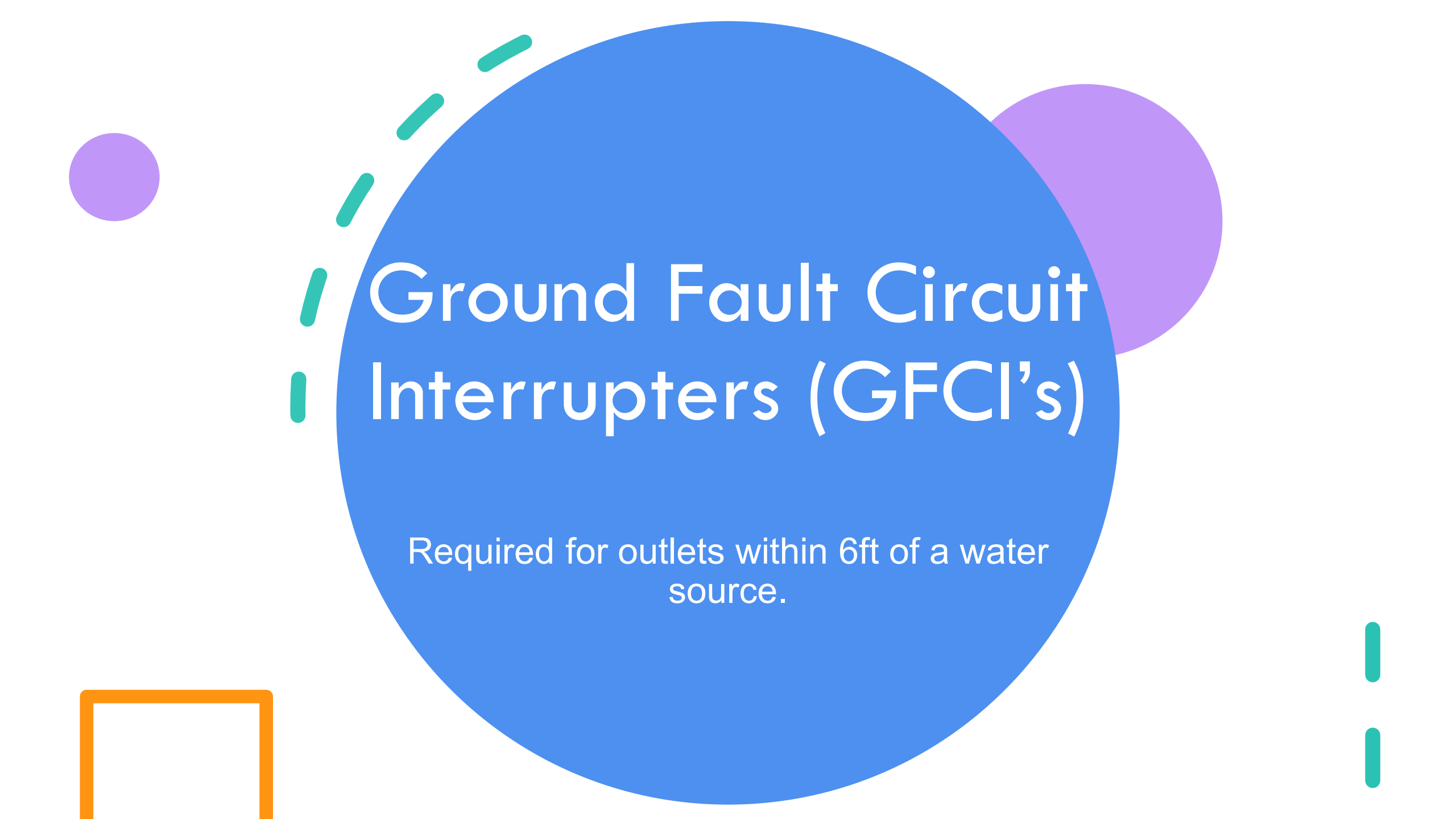


Initial Inspection

Effective Immediately – 2 attempts for a passed unit.

If not, unit will fail.

Contact team with questions.



Ground Fault Circuit Interrupters (GFCI's)

Required for outlets within 6ft of a water
source.



Ground Fault Circuit Interrupters (GFCIs)

- Required within 6ft of a water source
 - Typically found in Kitchen, bathroom and laundry rooms
 - Must be protected at outlet or the breaker box
 - Inspectors will test with tester
 - If doesn't work, will test at outlet or breaker box
 - If neither work, it will be marked as a deficiency
- Bathrooms
 - Old light fixtures with outlet attached do not require a GFCI





Avoiding Abatement

Effective 1st of the month following the due date of the repairs.

Avoid Abatement

- Serious & Life-Threatening Repairs due within 24 hours
- Non-Life-Threatening Repairs due within 30 days
- Upon re-inspection – if repairs are not:
 - Completed
 - No access to confirm completion
 - Unit will be abated
 - Document repairs

Avoid Abatement

- Request Extension
 - Due prior to due date **WITH** supporting documentation
- Document repairs via
 - Invoice
 - Work order
 - Date OR Time stamped photos
 - Receipt
- If Repairs are completed prior to re-inspection date, abatement can be updated based on submitted documentation
- Effective 1/1/2025 – documentation due within 15 days of the passed inspection date.

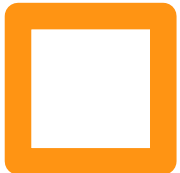
Additional Updates

Inspection Surveys

- Chosen randomly on recently completed inspections

Check Newsletters for updates for Training

Contact: HCVInspectionRequest@cintimha.com





Thank you

Brittany Smith

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Compliance Manager

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