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Contact Information

Mailing Address:

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Website: <https://www.tdhca.texas.gov>

Division Phone Number: (512) 475-3800
or (800) 525-0657 (toll free in Texas only)

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Announcements

Schedule:

- The training will run from 9:00 am until approximately 11:30 am
- We will take a break mid-morning to shift from the webinar to the open forum
- Staff will be present to answer any questions

Housekeeping:

- Certificates **will not** be emailed but you will receive an email confirming your attendance, usually within 24-hours in an email from the GoTo Platform, please check your “junk” folders as we cannot reissue these emails
 - If you did not use your emailed link for the training from your registration you will not receive a follow-up email or show as having attended the webinar
- We suggest you silence your phones and put an “out of office” email response to help avoid distractions during the training
- Please pose questions and comments to the “Questions Box”



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Department Resources

- **Compliance**
 - <https://www.tdhca.texas.gov/compliance>
- **Physical Inspections**
 - <https://www.tdhca.texas.gov/physical-inspections>
- **Construction Inspections and Accessibility**
 - <https://www.tdhca.texas.gov/construction-inspections-and-accessibility>
- **Disaster Relief/Casualty Loss**
 - <https://www.tdhca.texas.gov/compliance-general-casualty-loss-information-htc-properties-during-compliance-period>
- **Training and Presentations**
 - <https://www.tdhca.texas.gov/compliance-program-training-presentations>
- **Contact List**
 - <https://www.tdhca.texas.gov/compliance-division-staff>



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DISCLAIMER!



NSPIRE is an evolving topic with additional HUD guidance anticipated

HUD will publish through Federal Register updates to the NSPIRE standards and scoring at least once every three years

NSPIRE is subject to change with HUD guidance

Not legal guidance

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What is NSPIRE?



- NSPIRE is the new inspection protocol that replaces old inspection standards formerly known as the Uniform Physical Condition Standards (UPCS) Standard.
- Changed Mantra: Functionally adequate, operable, and free of health and safety hazards.
- 63 NSPIRE Inspection Standards.
- Complete transformation from UPCS with a focus on resident health and safety and less on appearance.
- Scoring Algorithm has been revamped to place a much higher priority on units. Thus, deficiencies categorized as Life-Threatening and Severe within a unit will have a greater impact on the score.

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NSPIRE Applicability



- January 1, 2024, TDHCA adopted NSPIRE as the inspection standard which replaces the Uniform Physical Condition Standards (UPCS) inspection.
- For all multifamily properties under TDHCA jurisdiction.
- NSPIRE applies to all projects, not just new projects.
- Not based on year of allocation or placed-in-service date, etc.

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The 63 NSPIRE Standards

1. Address & signage	23. Flammable & combustible item	45. Refrigerator
2. Bathtub & shower	24. Floor	46. Retaining wall
3. Cabinet & storage	25. Food preparation area	47. Roof assembly
4. Call-for-aid system	26. Foundation	48. Sharp edges
5. Carbon Monoxide alarm	27. Garage door	49. Sidewalk, walkway, & ramp
6. Ceiling	28. Grab bar	50. Sink
7. Chimney	29. Guardrail	51. Site drainage
8. Clothes dryer exhaust ventilation	30. Handrail	52. Smoke alarm
9. Cooking appliance	31. Heating, ventilation, and air conditioning (HVAC)	53. Sprinkler assembly
10. Door- entry	32. Infestation	54. Steps & stairs
11. Door- fire labeled	33. Leak- gas or oil	55. Structural system
12. Door- general	34. Leak- sewage system	56. Toilet
13. Drain	35. Leak- water	57. Trash chute
14. Egress	36. Lighting- auxiliary	58. Trip hazard
15. Electrical- conductor, outlet, switch	37. Lighting- exterior	59. Ventilation
16. Electrical- GFCI or AFCI outlet or breaker	38. Lighting- interior	60. Wall- exterior
17. Electrical- service panel	39. Litter	61. Wall- interior
18. Elevator	40. Minimum electrical & lighting	62. Water heater
19. Exit sign	41. Mold-like substance	63. Window
20. Fence & gate	42. Parking lot	
21. Fire escape	43. Potential lead-based paint hazard- visual assessment	
22. Fire extinguisher	44. Private roads & driveways	



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TDHCA Scoring Scale

- TDHCA will retain a 0-100, score for multifamily properties inspected using NSPIRE.
- Developments scoring a 70 or below or deemed to be in poor physical condition will be subject to an accelerated inspection schedule until the score improves.
- The Responsible Party may be referred to enforcement for possible debarment if on more than one occasion scored 50 or less on a NSPIRE inspection.



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NSPIRE Inspections conducted by TDHCA and HUD.

Differences and Similarities

(only for developments that have both TDHCA and HUD funding)



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TDHCA and HUD's Physical Inspection Alignment Program

- TDHCA has adopted NSPIRE standards only (not HUD REAC Protocols)
- TDHCA does not participate in HUD's alignment program
- HUD/REAC inspections do not verify TDHCA committed Unit and Common Area amenities as required by the developments' LURA
- HUD REAC inspections do not conduct the minimal accessibility inspections required by TDHCA



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Two additions to NSPIRE inspections

A limited accessibility review includes:

- Fair Housing Design
- Section 504 (UFAS)
- 2010 ADA



Amenities committed during application.
(check your LURA)

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TDHCA conducts a limited Accessibility check to ensure required accessibility features have not been altered. (a copy of this form can be found on our website).



Common Use Checklist

Development Name: _____ Inspection Date: _____ Sect. reference

Monitor: _____ Check yes if feature is present Check no if not present Section 504 FH Yes No

CATEGORY	Check yes if feature is present	Check no if not present	Section 504	FH	Yes	No
ACCESSIBLE ROUTE						
Route At least one accessible route is a continuous, unobstructed path through the development (with sufficient width).			UFAS 4.3.2	FH 2.12	<input type="checkbox"/>	<input type="checkbox"/>
Amenity Access The accessible route connects all buildings containing UFAS and/or FH covered units and all, least one of each amenity.			UFAS 4.3.2(3)	FH 1.4	<input type="checkbox"/>	<input type="checkbox"/>
Route Width The accessible route has a minimum clear width of 36" (not reduced by obstructions, vegetation, parked cars).			UFAS 4.3.3	FH 2.18	<input type="checkbox"/>	<input type="checkbox"/>
Door/Kiosk Alternative Doors that are installed along the accessible route also provide a ramp as an alternative path to the network route.			UFAS 4.1.2(4)	FH 1.7	<input type="checkbox"/>	<input type="checkbox"/>
ACCESSIBLE PARKING						
Minimum Parking Spaces A minimum of 2% of parking spaces for covered units and/or a minimum of one parking spaces for mobility units.			UFAS 4.34(4) 4.1.10.6(4)	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Parking Signs All accessible parking spaces are designated as reserved for the disabled with a sign showing the symbol of accessibility. The sign must not be obstructed by a vehicle parked in the space.			UFAS 4.8.4	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>
Space Width All designated parking spaces are at least 96" wide and have an adjacent access aisle that is 60" wide which can be shared between two spaces.			UFAS 4.8.3	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>
Access Aisle Accessible parking spaces are part of the accessible route to the building or facility entrance.			UFAS 4.6.7	FH 2.20	<input type="checkbox"/>	<input type="checkbox"/>
Parking Space Types If the development provides different types of parking (i.e. carports, garages, surface, etc.) at least one of each type is designated as accessible.			N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>
Parking at amenities If parking spaces are available at common and public use amenities then one space is designated as accessible.			N/A	FH 2.23	<input type="checkbox"/>	<input type="checkbox"/>
COVERED UNITS PRIMARY ENTRY DOOR						
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist. FH only, all entry doors on accessible route (including screen doors).			UFAS 4.13.9	FH 3.2	<input type="checkbox"/>	<input type="checkbox"/>
COMMON USE DOORS						
Door handles Doors requiring passage that are part of an accessible route have door hardware that is operable with a shape that is easy to grip with one hand and does not require tight grasping, pinching, or twisting of the wrist (including screen doors).			UFAS 4.13.9	FH 3.3	<input type="checkbox"/>	<input type="checkbox"/>
COMMON USE FACILITIES						
Trash-released Building (at least one) is provided on an accessible route with hardware that does not require tight grasping, pinching, twisting of the wrist to operate and is no higher than 54" for a side approach or 48" if only a front approach is used.			UFAS 4.34.2(1)	FH 2.16	<input type="checkbox"/>	<input type="checkbox"/>
Common-Use Laundry Facilities starting 2002 and beyond (at least one) provides washing machines and clothes dryers that are front-loading.			UFAS 4.14.7.3	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Rear Collection Bins side are no higher than 54" for side-reach approach.			UFAS 4.9.2	FH 2.19	<input type="checkbox"/>	<input type="checkbox"/>

A covered unit/building is any residential unit or common use amenity on the ground floor and/or served by an elevator. Townhouse or multi-story residential units with one primary entrance are NOT required to meet the Fair Housing Act.

Check your LURA for Amenities.



Unit Amenities- Selection Criteria:

The owner has represented that the following amenities will be present at the property through the extended use period. Fees in addition to rent may not be charged for any of the amenities marked below throughout the extended use period. The owner was awarded points based on providing specific amenity and quality features in every Unit at no extra charge to the tenant. Complete the following section to identify those amenities elected at the time of application to reflect those items for which the Development was awarded points:

- 100% masonry on exterior, which can include stucco, cementitious board products, concrete brick and mortarless concrete masonry, but not EFIS or synthetic stucco
 - 14 SEER HVAC for New Construction or radiant barrier in the attic for Rehabilitation
 - Ceiling fixtures in all rooms (light with ceiling fan in all bedrooms) 2007 and prior years
- 2010-000014759 11/15/2010 02:57:55 PM Page 29 of 32
- Senior Activity Room (Arts and Crafts, etc.) – Only Qualified Elderly Developments Eligible
 - Service coordinator office in addition to leasing offices
 - Swimming pool
 - Two Children's Playgrounds Equipped for 5 to 12 year olds, two Tot Lots, or one of each - Only Family Developments Eligible (2 points) or one point for one playground or one tot lot
 - Furnished and staffed Children's Activity Center - Only Family Developments Eligible
 - Sport Court (Tennis, Basketball or Volleyball) - Only Family Developments Eligible
 - One children's Playscape equipped for 5 to 12-year-olds or one Tot Lot- Only Family Developments Eligible
 - Community Theater Room equipped with a 52 inch or larger screen with surround sound equipment; DVD player; and theater seating
 - Green Building (for example, evaporative coolers, passive solar heating/cooling, water conserving fixtures, collected water (at least 50 %) for irrigation purposes, sub-metered electric meters, exceed Energy Star standards, photovoltaic panels for electricity and design and writing for the use of such panels, construction waste management, provide recycle service, water permeable walkways and parking areas, or other Department approved items)
 - Hot Tub/Jacuzzi

Inspectable Areas



NSPIRE standards refined the inspectable areas from 5 to 3

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Inspectable Areas - Unit



The interior components of an individual dwelling where the resident lives

Components include – bathroom, call-for-aid, carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC, kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and window.



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Inspectable Areas - Unit



AFFIRMATIVE HABITABILITY REQUIREMENTS:

1. Hot and cold running water in both bathroom and kitchen, including adequate source of safe drinking water in the bathroom and kitchen
2. Bathroom or sanitary facility that is in proper operating condition and usable in privacy that contains a sink, a bathtub or shower, and flushable toilet.
3. At least 1 battery-operated or hard-wired smoke detector
 - On each level of the unit
 - Inside each bedroom
 - Within 21' 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, also installed on the living area of the side of the door.

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Inspectable Areas - Unit



AFFIRMATIVE HABITABILITY REQUIREMENTS:

4. Living room and a kitchen area with a sink, cooking appliance, refrigerator, food prep area, and food storage area
5. For HCV/PBV, at least 1 bedroom or living / sleeping room for each 2 ppl
6. Meet carbon monoxide detection standards
7. Two working outlets or one working outlet and a permanent light within all habitable rooms
8. Outlets within 6' of a water source must be GFCI protected

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Inspectable Areas - Unit



AFFIRMATIVE HABITABILITY REQUIREMENTS:

9. For climate zones designated by HUD through notice, must contain permanently installed heating source. Units may not contain unvented space heaters that burn gas, oil, or kerosene.
10. Must have a guardrail when there is an elevated walking surface drop off of 30" or more measured vertically
11. Permanently mounted light fixture in the kitchen and each bathroom

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Inspectable Areas - Inside



The common areas and building systems within the building interior that are not inside a unit

For instance, basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms, community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches/patios/balconies, and trash collection areas. Systems include water, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services

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Inspectable Areas - Inside



AFFIRMATIVE HABITABILITY REQUIREMENTS:

1. At least 1 battery-operated or hard wired smoke detector on each level
2. Meet carbon monoxide detection standards
3. Outlets within 6' of a water source must be GFCI protected
4. Must have a guardrail when there is an elevated walking surface drop off of 30" or more measured vertically
5. Permanently mounted light fixtures in any kitchens and each bathroom
6. May not contain unvented space heaters that burn gas, oil, or kerosene



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Inspectable Areas - Outside



Building site, building exterior components, and any building systems located outside of the building or unit

For instance, fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garages or carports, driveways, playgrounds, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways. Components include attached porches/patios/balconies, carports, fire escapes, foundations, lighting, roofs, walls, and windows



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Category of Deficiencies and Timeline to Correct

NSPIRE does not assign “Levels” (L1, L2, L3) for any deficiency

Life-Threatening & Severe deficiencies – Must be repaired within 24-hours	Moderate deficiencies – Must be repaired within 30 days
Low deficiencies – Must be repaired within 60 days	TDHCA provides a 90 – Corrective Action Period to submit correction of all deficiencies

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Severe and Life-Threatening (LT) Deficiencies

NSPIRE includes over 300 potential health and safety defects

More than 100 of the defects being a 24-hour repair type

- Life-Threatening – presents a high risk of death
- Severe – presents a high risk of permanent disability, or serious injury or illness
- TDHCA may provide an extension for good cause if requested within 24 hours of inspection for LT & S

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Common Severe and Life-Threatening Deficiencies

- Inoperable smoke detectors
- Missing/damaged/expired extinguisher
- Exposed wires/open panels
- An unprotected outlet is present within six feet of a water source
- Infestation (roaches)
- AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.



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Life-Threatening and Severe

**Obstructed
Means of
Egress**



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Life-Threatening and Severe Obstructed means of egress



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27

Life-Threatening and Severe Missing/damaged/expired fire extinguisher



28

28

Life-Threatening and Severe EXPOSED ELECTRICAL CONDUCTOR



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29

Life-Threatening and Severe Carbon Monoxide Hazard/Misaligned Chimney:



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Life-Threatening and Severe: Mold-Like Substance Standard



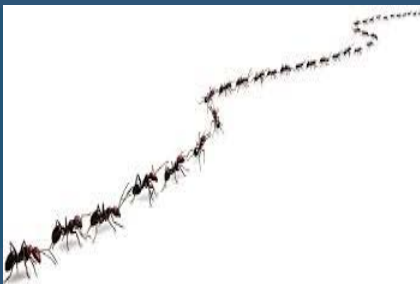
Deficiency: Presence of mold-like substance at extremely high levels is observed visually. Cumulative area of patches is more than 9 square foot in a room

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Life-Threatening and Severe Infestation

Deficiency: Evidence of cockroaches, bedbugs, mice and rats



Deficiency: Extensive Evidence of Cockroaches, bedbugs, rats or mice sightings (two or more)



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Non-Scoring Deficiencies

- **The following defects are not scored but must be corrected/remediated within 24 hours**
- All Smoke Alarm Defects.
- All Carbon Monoxide Device Defects.
- Call-for-Aid: "System is blocked" or "Pull cord is higher than 6 inches off the floor."
- Handrail Defects: "Handrail is missing" or "Handrail is not installed where required."



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Delayed Scoring Deficiencies

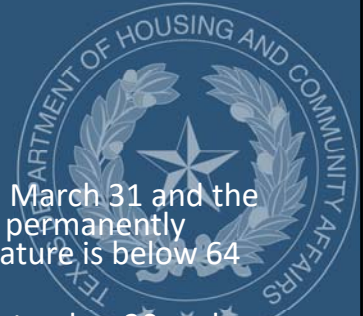
- The following defects must be corrected/remediated in the appropriate timeframe but will not be scored until at least October 1, 2025:
- All Fire Labeled Door Defects.
- All Guardrail Defects.
- **Electrical - GFCI:** An unprotected outlet is present within six feet of a water source.
- **HVAC:** The 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.



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Delayed Scoring Deficiencies Continued...

- **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:** 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.
- **Interior Lighting:** At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
- **Minimum Electrical and Lighting:** At least two (2) working outlets are not present within each habitable room OR" at least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.



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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies

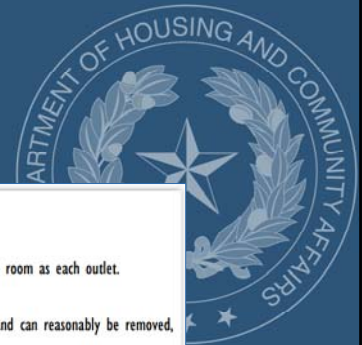


DEFICIENCY 3: An unprotected outlet is present within six feet of a water source.

LOCATION: Unit – Affirmative Habitability Requirement Inside – Affirmative Habitability Requirement
 Outside – Affirmative Habitability Requirement

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Most Common NSPIRE Deficiencies



INSPECTION PROCESS:

- OBSERVATION:**
- Identify all outlets within the Unit.
 - Identify water sources (i.e., sink, bathtub, shower, water faucet, toilet) within the same room as each outlet.
 - Determine if each outlet within six feet of a water source is GFCI protected.
- REQUEST FOR HELP:**
- If a personal item (e.g., clothing, small appliance, plant, toy) is concealing the outlet and can reasonably be removed, ask the resident to move the item.
- ACTION:**
- Once identified, measure from the center of each water source (i.e., sink, bathtub, shower, water faucet, toilet) to the center of each outlet located within the same room.
- MORE INFORMATION:**
- 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.
 - A dedicated outlet is a receptacle outlet that is only capable of serving that specific appliance.
 - 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.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

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Most Common NSPIRE Deficiencies

- The outlet must be GFCI protected or a dedicated outlet.



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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies

Def#	Deficiency	Severity	Repair Due
1	Smoke alarm not installed in a sleeping room	Life Threatening	24-Hours
1	Smoke alarm not installed within 21' of bedroom door	Life Threatening	24-Hours
1	Each level of a unit does not have at least one smoke alarm	Life Threatening	24-Hours
1	Any level of a Building missing at least one smoke alarm in the common area	Life Threatening	24-Hours
1	Ceiling-mounted smoke alarm less than 4in. from a wall	Life Threatening	24-Hours
1	Wall-mounted smoke alarm within 4in. of a ceiling	Life Threatening	24-Hours
1	Wall-mounted smoke alarm more than 12in. from a ceiling	Life Threatening	24-Hours
2	Smoke alarm painted or has stickers or other decorations present	Life Threatening	24-Hours
2	Smoke alarm is obstructed	Life Threatening	24-Hours
3	Smoke alarm does not produce an audio or visual alarm when tested	Life Threatening	24-Hours



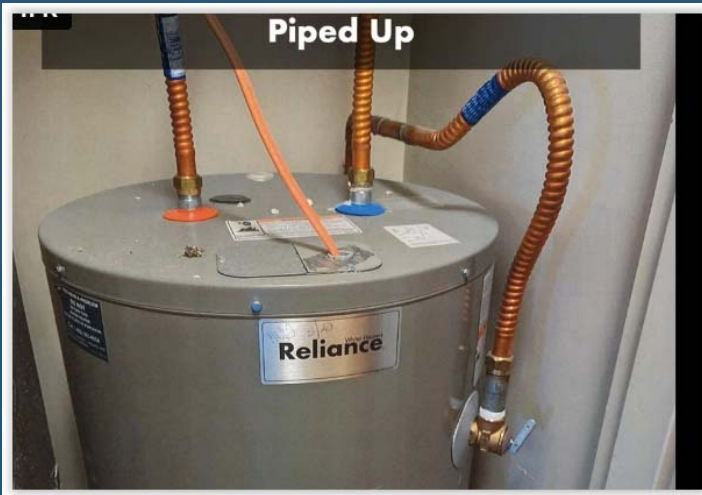
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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies



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.		
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
DEFICIENCY 2:	No hot water.		
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	
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.		
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
DEFICIENCY 4:	Chimney or flue piping is blocked, misaligned, or missing.		
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
DEFICIENCY 5:	Gas shutoff valve is damaged, missing, or not installed.		
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside

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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies



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Most Common NSPIRE Deficiencies

Def#	Deficiency	Severity	Repair Due
1	Outlet or switch is damaged	Life Threatening	24 Hours
2	Improperly wired or grounded outlet	Severe	24 Hours**
3	Electric outlet inoperable (no visible damage)	Severe	24 Hours**
4	Exposed electrical conductor	Life Threatening	24 Hours
4	Gap of 1/2"+ in any high-voltage electrical apparatus	Life Threatening	24 Hours
4	Electrical conductor is not properly insulated/enclosed	Life Threatening	24 Hours
5	Water is currently in contact with an electrical conductor	Life Threatening	24 Hours



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Is this an NSPIRE Deficiency?



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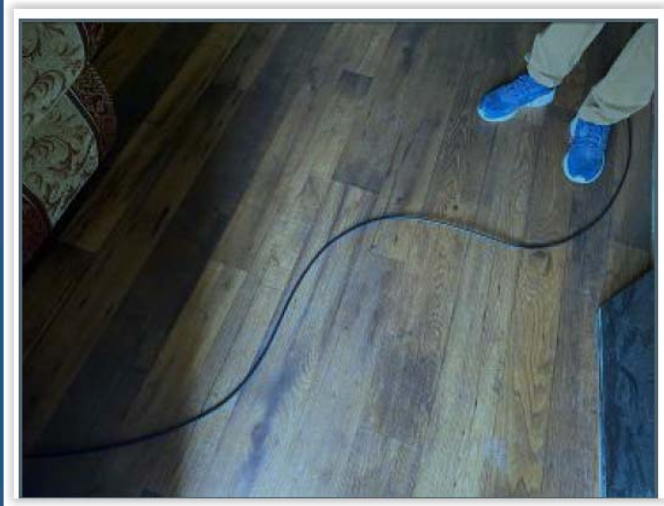
Resident owned property is not evaluated as an obstruction.



DEFICIENCY CRITERIA:	Sleeping room is located on the 3 rd floor or below and has an obstructed rescue opening.	
HEALTH AND SAFETY DETERMINATION:	Life-Threatening	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.
CORRECTION TIMEFRAME:	24 hours	
HCV PASS / FAIL:	Fail	
HCV CORRECTION TIMEFRAME:	24 hours	
INSPECTION PROCESS:		
OBSERVATION:	<ul style="list-style-type: none"> - Identify rooms used for sleeping. - Visually inspect for any obstructed rescue opening. 	
REQUEST FOR HELP:	- None	
ACTION:	- Verify the rescue opening fully opens.	
MORE INFORMATION:	<ul style="list-style-type: none"> - If there is a fire escape adjacent to the rescue opening, then evaluate under Deficiency 3. - Resident-owned property should not be evaluated as an obstruction to the rescue opening. - The following are examples of conditions that may obstruct a rescue opening: <ul style="list-style-type: none"> - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior). - When fixed security bars are present that cover a window that is the designated rescue opening from the building. - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection. - Placement of an item or furniture that is not resident owned and obstructs a rescue opening. - A permanently installed window-mounted air conditioner. 	

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Is this an NSPIRE Deficiency?



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Must be greater than ¾ in vertical difference.

DEFICIENCY I — UNIT:	TRIP HAZARD ON WALKING SURFACE.
DEFICIENCY CRITERIA:	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"> - An unintended ¾-inch or greater vertical difference. OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.
HEALTH AND SAFETY DETERMINATION:	<p>Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit, cause temporary harm, or if left unmitigated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.</p>
CORRECTION TIMEFRAME:	30 days
HCY PASS / FAIL:	Fail
HCY CORRECTION TIMEFRAME:	30 days
INSPECTION PHASES:	<p>OBSERVATION: - Look at the walking surface along the normal path of travel to identify a significant difference in vertical elevation or horizontal separation.</p> <p>REQUEST FOR HELP: - None</p> <p>ACTION: - If identified, measure to determine if there is a ¾-inch or greater vertical separation or 2-inch or greater horizontal separation.</p> <p>MORE INFORMATION: - Examples of conditions that should be evaluated under this deficiency include, but are not limited to: - A service access cover that is missing and it is located along a walking surface. - Any surface, object, or material that creates an unintended ¾-inch or greater vertical rise along the path of travel. - An unintended 2-inch or greater gap or space along the path of travel. - Examples of conditions that should not be evaluated under this deficiency include, but are not limited to: - An engineer-designed gap or vertical difference (e.g., a raised manhole or a plant grate designed in the middle of a path of travel). - An intentional transition from a walking surface to a doorway or entrance.</p>



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Is this an NSPIRE Deficiency?



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Passage Door, not an Entry or Fire-Labeled door.

- As bad as this looks, No Deficiency.
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
- Door must open, close, latch (operates as intended) and privacy is not compromised.



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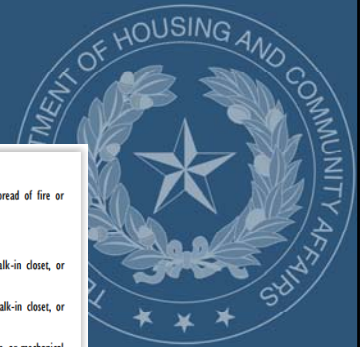
Is this an NSPIRE Deficiency?



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Yes, privacy has been compromised.

DEFINITION:	Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).	
PURPOSE:	Provides privacy, manages the atmosphere inside a room (e.g., heating and cooling), and may prevent the spread of fire or smoke.	
COMMON COMPONENTS:	Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing	
LOCATION:	<input checked="" type="checkbox"/> Unit	All passage doors throughout the Unit (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
	<input checked="" type="checkbox"/> Inside	All passage doors throughout the Inside (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
	<input checked="" type="checkbox"/> Outside	All exterior doors throughout the Outside (i.e., a door into a utility room, storage room, or mechanical room).
MORE INFORMATION:	Privacy within a bathroom should be evaluated under the Toilet standard and Bathtub and Shower standard, respectively.	
<hr/>		
DEFICIENCY 1:	A passage door does not open.	
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside
<hr/>		
DEFICIENCY 2:	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	
LOCATION:	<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside
<hr/>		
DEFICIENCY 3:	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	
LOCATION:	<input checked="" type="checkbox"/> Unit	
<hr/>		
DEFICIENCY 4:	An exterior door component is damaged, inoperable, or missing.	
LOCATION:	<input checked="" type="checkbox"/> Outside	



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Additional Training Opportunities

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Additional Training Opportunities

- The Department has a section devoted to previously recorded webinars.
 - <https://www.tdhca.texas.gov/compliance-program-training-presentations>
- Every other month the Department offers an in-person Income Determination Training, registration opens a couple weeks before the class and can be found online
 - <https://www.tdhca.texas.gov/compliance-training>
- The Department offers regular virtual training in conjunction with the Texas Apartment Association
 - <https://www.taa.org/event-category/affordable-housing/>
- The Multifamily Compliance division offers a monthly Office Hours, which is an open forum to ask questions of staff and get real-time answers
 - All of these will be posted online: <https://www.tdhca.texas.gov/calendar>
- You can also sign up for emailed announcements
 - Click the “Subscribe” button at the bottom of <https://www.tdhca.texas.gov/>

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THANK YOU

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