



# Introduction to NSPIRE

# WHAT IS NSPIRE?



- The National Standards for the Physical Inspection of Real Estate is the new physical inspection model to inspect all HUD-assisted housing beginning 10/01/2024.
- It was developed by HUD's Real Estate Assessment Center (REAC). This is a department of HUD that evaluated the physical condition of properties HUD has a financial interest or obligation to monitor.
- It is designed to align multiple HUD programs to a single set of inspection standards which will effectively replace the Physical Condition Standards (UPCS), and Housing Quality Standards (HQS).

# GOALS OF NSPIRE

## Prioritize health and safety of residents

- Less focus on appearance
- Increased emphasis on the unit and functionality

## Modernize HUD's inspection process

- Decrease administrative burdens on Public Housing Authorities.
- Improve service delivery times

“To ensure that all residents live in ***safe, habitable dwellings.***”

-NSPIRE Mission Statement



# WHAT'S THE SAME?

- Inspections will still be strictly pass/fail.
- Inspections will still be done on an annual or biannual basis. CSB's programs are annually inspected.
- Inspectors will be looking at similar components as they were using previous standards.



# DIFFERENCES

## **Greater emphasis on:**

- Health, safety, and functionality defects

## **Less emphasis on:**

- Condition and appearance defects
- Non health and safety items

## **Inspectors will not cite:**

- Countertops
- Water stains that aren't wet (previous leaks)
- Non-safety/security fencing
- Pools

## **More stringent requirements regarding:**

- Heating
- Call-for-aid systems
- GFCI/AFCI
- Electrical outlets
- Mold-like substances
- Infestation
- Structural systems
- Smoke Alarms
- Carbon monoxide alarms
- Fire doors
- Gas-fueled appliance exhaust
- Guardrails

## **Life-threatening deficiencies:**

- Increased number
- Criteria is clearer and more objective
- Examples: Smoke and Carbon Monoxide alarms

# RESOURCES

HUD has materials for basic inspector training and inspection checklists for landlords and owners. You can find these materials here:

<https://www.hudexchange.info/trainings/nspire-inspector-training/>

[https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE\\_Checklist.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Checklist.pdf)

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