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).
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
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/

