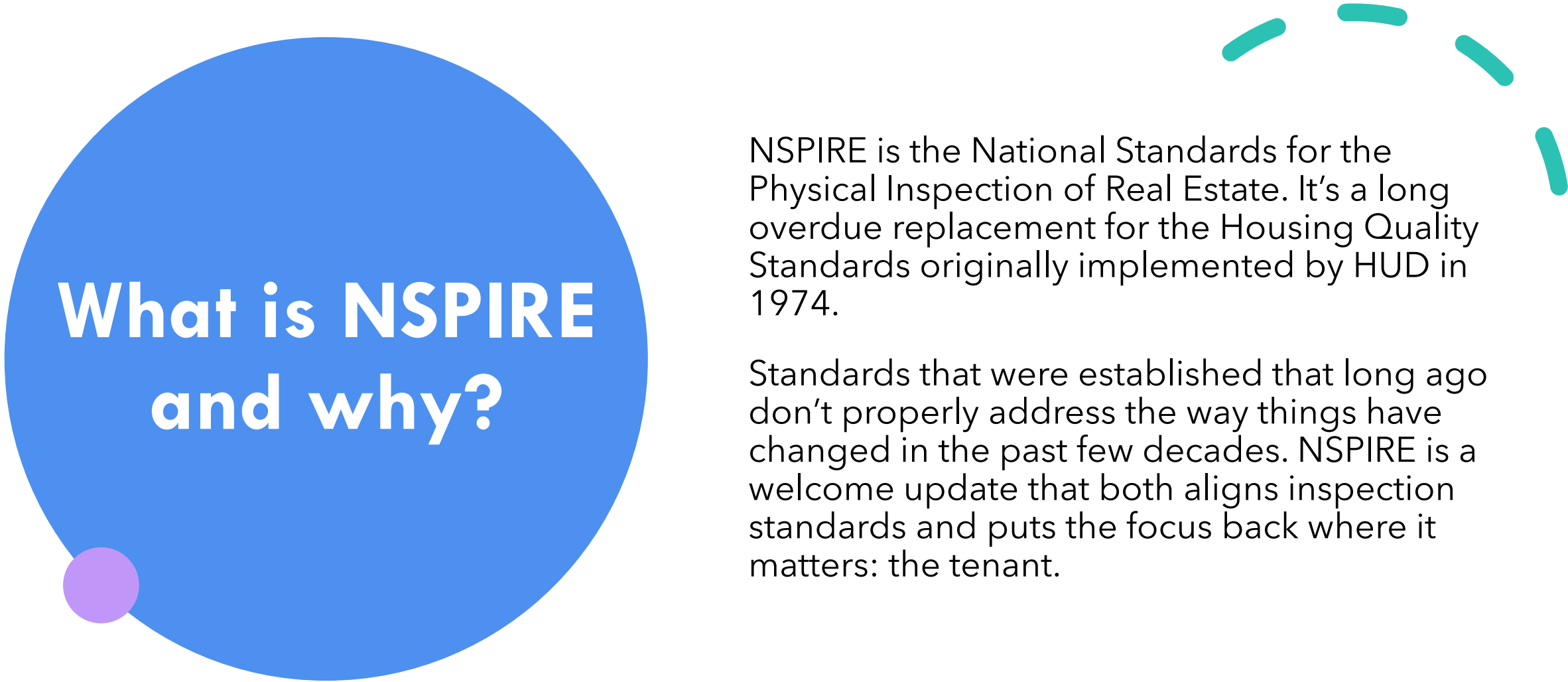




NSPIRE



What is NSPIRE and why?

NSPIRE is the National Standards for the Physical Inspection of Real Estate. It's a long overdue replacement for the Housing Quality Standards originally implemented by HUD in 1974.

Standards that were established that long ago don't properly address the way things have changed in the past few decades. NSPIRE is a welcome update that both aligns inspection standards and puts the focus back where it matters: the tenant.

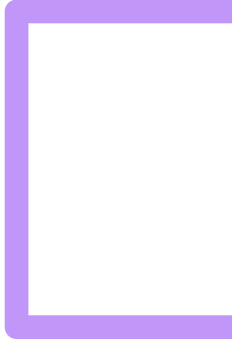
What NSPIRE doesn't change

- Frequency of inspections (biennial)
- The type of inspections (initial, special, periodic)
- Enforcement of the Housing Assistance Payment (HAP) contract
- Enforcement of Family Obligations
- Who will be performing the inspections; they will still be performed by experienced, trained professionals





Benefits of NSPIRE

- Prioritizes resident health and safety above everything else, proactively protecting tenants
 - Based on objective criteria, eliminating gray areas and any personal opinion related impact
 - Encourages preventative maintenance, such as safer fire and electrical systems
 - Inspection processes are streamlined, saving time and money for everyone
 - Aesthetics don't matter if things within the unit are functional and safe
 - Overall improved housing quality
- 
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New and Improved Criteria

Smoke alarms must be hardwired or sealed with a 10-year battery, as well as needing to be placed properly. There must be an alarm on every level, inside each bedroom, and within 21 feet of a bedroom door.

Carbon monoxide alarms are required everywhere they apply. Any deficiency involving CO alarms is automatically Life-Threatening. They must be present where required, unobstructed, and produce an alarm when tested.

There's an increased focus on testing electrical outlets. If an outlet is within six feet of a sink, tub, shower, faucet or toilet, **GFCI protection** (Ground Fault Circuit Interrupter) is required at the outlet or the breaker. The test and reset buttons must also function properly. Additionally, outlets will now be tested to see if they are properly wired. If a three-prong outlet has no ground or if the outlet is dead, the inspection is failed.





New and Improved Criteria

Permanent heating sources are now well defined, including what can't be used as one: cooking appliances, portable space heaters, fireplaces, and wood stoves. From October 1 to March 31, inoperable heat or an interior temperature of below 64°F are Life-Threatening failures. Even a temperature between 64°F and 67.9°F earns a severe deficiency.

Mold and mold-like substances are now included in inspections, with thresholds based on surface area. Additionally, elevated moisture levels that would support the growth of these substances are also considered a deficiency.

While not as severe as some of these other new standards, **address and signage** must be legible and visible from the street.



Inspectable Areas

NSPIRE makes some major changes as far as how areas are divided for inspection. HQS previously required standards regarding Site and Neighborhood, but most of the concerns for those areas (like traffic and air pollution) were beyond what a landlord would be able to control. NSPIRE splits the inspectable area into three parts: the “Unit”, the “Inside”, and the “Outside”.

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

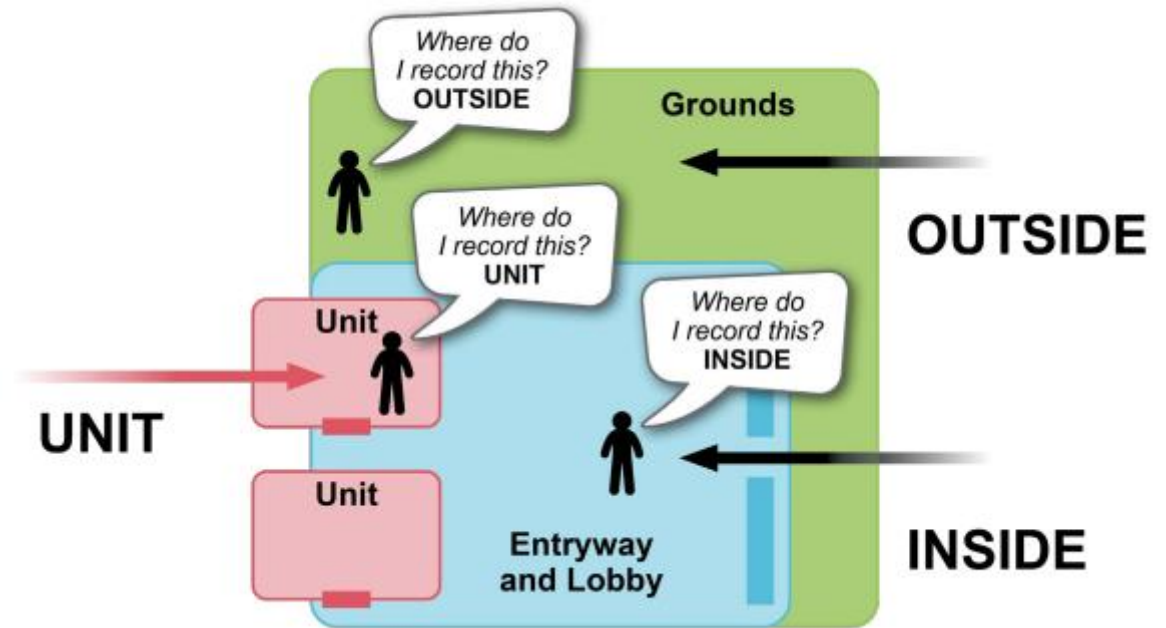
“**Inside**” refers to the common areas and building systems within the building interior and are not inside a unit. This includes laundry rooms, lobbies, trash rooms, etc. If it’s an area the tenant is able to enter, it’s considered part of the area.

“**Outside**” refers to the building site, exterior components, and any building systems located outside of the building or unit. This includes communal spaces like patios and smoking areas, as well as parking lots and sidewalks.

Inspectable Areas

If you are confused about what area a deficiency exists in, ask yourself where you are when you are observing the deficiency.

If you are inside the unit at the time, it is recorded as a Unit deficiency. If you are inside but not in the unit, it is recorded as an Inside deficiency. If you are outside, it is recorded as an Outside deficiency.



Health and Safety Determinations

With NSPIRE, deficiencies are split into four categories based on how much of a threat the deficiency poses to the health and safety of the resident.

These four categories are:

- **Low**
- **Moderate**
- **Severe**
- **Life Threatening**



Health and Safety Determinations

Low	Moderate	Severe	Life Threatening
Deficiencies critical to habitability but not presenting a substantive health or safety risk to residents	Deficiencies that present a moderate risk of an adverse medical event requiring a healthcare visit, cause temporary harm, or (if left untreated) 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	Deficiencies that present a high risk of permanent disability, serious injury, or illness to a resident; or the physical security or safety of a resident or their property would be seriously compromised	Deficiencies that present a high risk of death or severe illness or injury to a resident

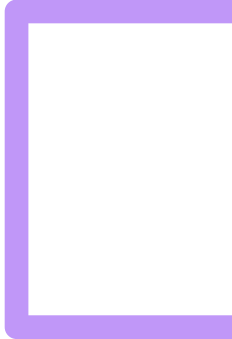


Common Life-Threatening Deficiencies

Smoke Alarms

- Required on every level of the home, inside each bedroom, and within 21 feet of a sleeping area.

Carbon Monoxide Alarms

- The carbon monoxide alarm is missing, not installed, or not installed in a proper location.
 - The carbon monoxide alarm is obstructed.
 - Carbon monoxide alarms do not produce an audio or visual alarm when tested.
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Common Life-Threatening Deficiencies

Chimney

- A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
- Chimney exhibits signs of structural failure.

Clothes Dryer Exhaust Ventilation

- The dryer transition duct is detached or missing.
- The dryer exhaust ventilation system has restricted airflow.



Common Life-Threatening Deficiencies

Egress

- Obstructed means of egress
- The sleeping room is located on the third floor or below and has an obstructed rescue opening.
- Fire escape is obstructed.

Electrical - Conductor, Outlet, and Switch

- The outlet or switch is damaged.
 - Exposed electrical conductor.
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Common Life-Threatening Deficiencies

Exit Sign

- The exit sign is damaged, missing, obstructed, or not adequately illuminated.

Fire Extinguisher

- Fire extinguisher pressure gauge reads over- or under-charged.
- Fire extinguisher service tag is missing, illegible, or expired.
- The fire extinguisher is damaged or missing

Guardrail

- The guardrail is missing, not installed, or not functionally adequate.
- 

Common Life-Threatening Deficiencies



Heating, Ventilation, and Air Conditioning (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.

Correction Timeframes

While HQS might have had varying correction timeframes, NSPIRE defines these clearly for owners and landlords.

For the HCV program, Low deficiencies don't necessarily need to be corrected. Low deficiencies will not lead to a failing result for the inspection, but they may be commented on by the inspector.

For Moderate or Severe deficiencies, the correction timeframe is **30 days**.

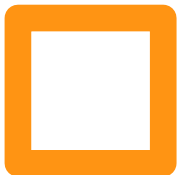
Life-Threatening deficiencies are explicitly stated within NSPIRE, leaving no ambiguity as to what is or isn't considered to be an immediate hazard to the health and safety of residents. These deficiencies must be corrected within **24 hours** of the landlord or owner being informed.

NSPIRE inspections conducted for the Housing Choice Voucher program are pass/fail. If Moderate, Severe, or Life-Threatening deficiencies are not corrected within their designated timeframes, the failing result is unchanged and HAP contract enforcement will be initiated.

Inspection Standards

The full standards are available on the NSPIRE Standards web page:
<https://www.hud.gov/reac/nspire-standards>

You can view the standards online, download single standards, or download all the standards in a zip file. Additionally, the web page provides extra guidance for navigating the standards and understanding the terminology and layout. A standards template guide was created by HUD with explanations accompanying each part of the standard itself, from the definitions and purposes of the standard to the inspection processes associated with the deficiency.





REAC/NSPIRE TRAINING
Transitioning from HQ5/UPC5 to NSPIRE

Housing Quality Standards | **Uniform Physical Condition Standards** → **National Standards Physical Inspection Real Estate**

U-S-I-G

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The slide features a dark background with a large white diagonal stripe on the right side. The title 'REAC/NSPIRE TRAINING' is in large white letters, with the subtitle 'Transitioning from HQ5/UPC5 to NSPIRE' below it. Three columns of text are separated by vertical lines, with a blue arrow pointing from the middle column to the right column. The bottom right corner contains a blue map of the United States with the letters 'U-S-I-G' and the text 'Presented by US Inspection Group'. On the left side of the slide, there is a small inset video frame showing a man in a blue shirt sitting at a desk.

For more NSPIRE videos, please visit <https://usinspectiongroup.com/nspire-in-2/>

Questions?

