NSPIRE

Inspection Standards for Landlords

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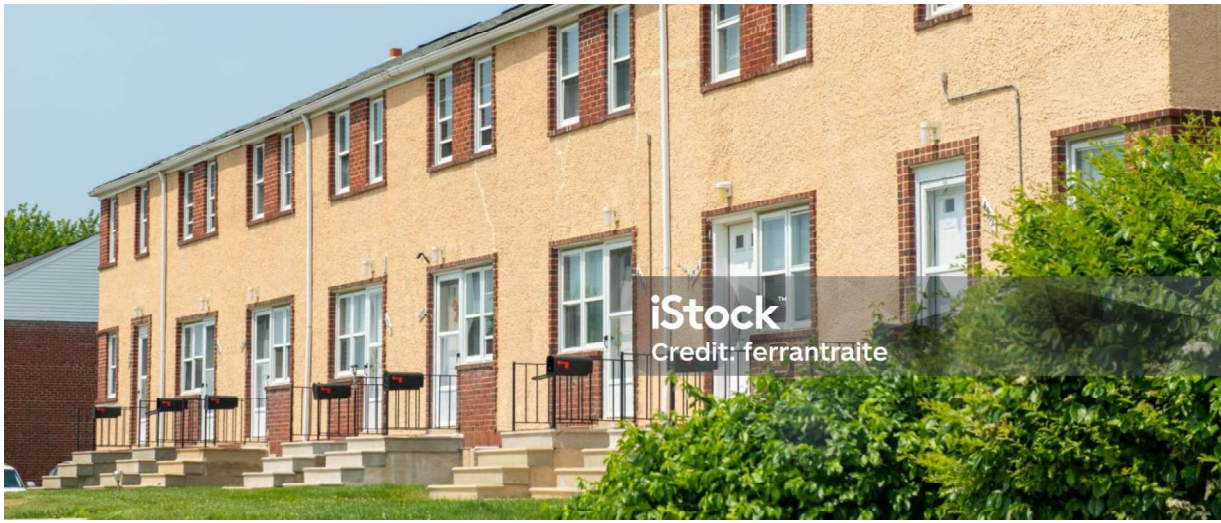
10/1/2025



What is NSPIRE?

National Standards for the Physical Inspection of Real Estate (NSPIRE)aligns multiple HUD programs to a single set of inspection standards. It replaces UPCS in public housing and replaces Housing Quality Standards (HQS) in HCV and PBV.

The NSPIRE mission is to ensure residents live in safe and habitable dwellings by modernizing HUD's inspection process and prioritizing health and safety. NSPIRE aligns housing quality expectations across HUD programs.

Key Standards

All 63 standards are not covered in this presentation. They can be found on the HUD inspection checklist and at:

https://www.hud.gov/reac/nspire-standards

Feel free to reach out to Raise Up's Inspections Department with questions and any additional information needed.

Key Standards

NSPIRE inspections focus primarily on ensuring the health, safety, and habitability of HUD-assisted housing units. This means NSPIRE inspections prioritize identifying defects that directly impact residents' well-being, such as those related to fire safety, water safety, mold, carbon monoxide, infestation, lead-based paint, and structural integrity.

Inspections will focus on three areas:

- Unit
- Inside area
- Outside area

Key Standards

- **Habitability:** NSPIRE prioritizes ensuring that housing units meet basic habitability standards, including adequate ventilation, lighting, and plumbing.
- **Health and Safety:** The inspection process emphasizes identifying and addressing health and safety hazards within units, such as those related to fire, water, mold, carbon monoxide, and lead-based paint.
- **Functional Defects:** NSPIRE focuses on defects that affect the functionality of the unit, ensuring that residents can live comfortably and safely.
- **In-Unit Conditions:** The new standards place greater emphasis on the conditions inside the units, as these are the areas where residents spend the most time.
- **Compliance with Standards:** NSPIRE ensures that properties comply with all applicable HUD standards and codes, including those related to building safety, electrical, and plumbing.

By focusing on these key areas, NSPIRE aims to improve the overall quality of housing and ensure that residents have safe, healthy, and habitable living conditions.

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Health and Safety - NSPIRE

- Smoke detectors
- Carbon monoxide detectors, if unit contains a fuel burning appliance
- Fire safety
- Electrical hazards
- Sharp edges
- Mold
- Tripping hazards

Smoke Detectors and Carbon Monoxide Detector Placement

- Bedrooms: smoke detector inside every bedroom or sleeping area
- Hallways: smoke detector outside of bedrooms every 21 feet
- One smoke detector and CO detector on every level, including basement and attic

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Smoke Detectors and Carbon Monoxide Detector Placement

- CO detector installed in each bedroom or in the immediate vicinity of each bedroom, if a fuel burning appliance or furnace is present in the unit

- Combo smoke detector/CO detector units with a 10-year sealed and tamper-proof battery are highly recommended and meet NSPIRE standards

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Smoke Detectors and Carbon Monoxide Detector Placement

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Electrical Safety

Inspectors will test all electrical – conductor outlets and switches to ensure they are wired correctly.

The outlets that must be GFCI or AFCI protected are those within 6 feet of a water source, including those in:

- Kitchens
- Bathrooms – including cabinets or light fixtures with a single receptacle
- Laundry rooms
- Garages
- Outside of buildings

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Examples of GFCI/AFCI

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Electrical Safety

A single dedicated receptacle serving one high-powered appliance (such as a refrigerator, oven, or air conditioner) is not included in this standard.

Outlets located below a countertop and within an enclosed cabinet are not held in this standard.

A three-pronged, ungrounded outlet that is GFCI-protected is not considered a deficiency.

Inspectors will use a three-pronged outlet tester to ensure outlet is properly wired and grounded.

Electrical Safety

Exposed wires, missing or cracked cover plates, or energized wall receptacles will cause the inspection to fail

Panels should have all covers, knock-outs, and dummy plates in place.

We must be able to inspect the electrical panel. It cannot be blocked or inaccessible.

Examples of Electrical Hazards

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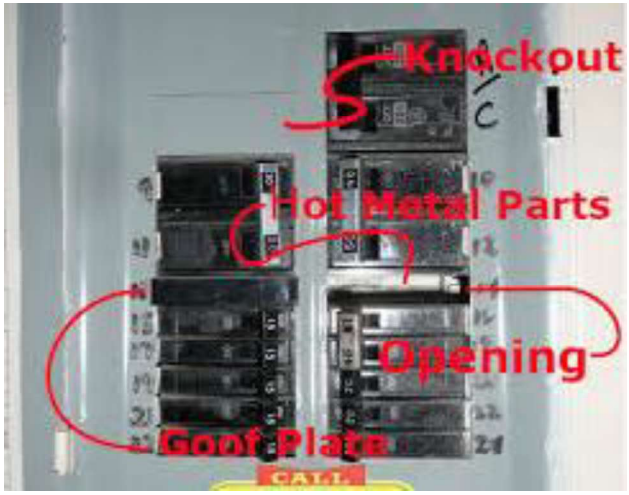
Examples of Dedicated Receptacles and Electric Panels



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Water Heaters

The inspector will be inspecting:

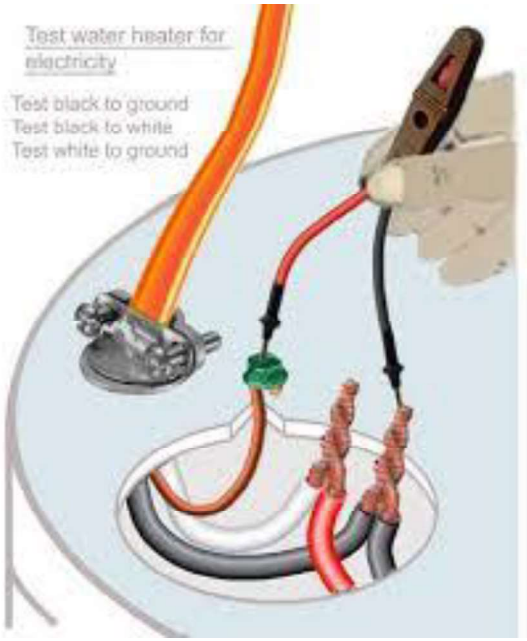
- Storage tanks
- Electric heating elements
- Water supply inlet and water discharge outlet plumbing connections
- Pressure relief valves and lines
- Low-voltage electrical connections (auto-ignition)
- Temperature control modules
- Flue gas chimney or stack
- Gas fired burners
- Gas shutoff valves
- Thermocouples

Water Heaters

Installing a water heater to meet code will keep the tenant and property safe.

Electrical components on electric tanks need covers and electrical protection clamps on wires.

Examples of Water Heater Hazards



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Sharp Edges

Physical hazards within the built environment (i.e., human-made structures, features, and facilities) that can lacerate or puncture skin

Sharp edges in the unit can be broken windows, globes, electrical covers., crisper drawers in fridges, or counter tops

Some examples of sharp edges in the inside area and outside area include broken glass, damaged tile with an exposed edge, a damaged handrail, or protruding rebar.

Mold-like Substance

Mold-like substances include regular or irregular patches, spots on surfaces that can be colored differently and raised from the surface and are generally composed of minute filaments. It may appear fuzzy or cottony. This also includes mildew.

Inspectors are looking for areas where there could be potential water intrusion or captive moisture.

Proper ventilation can reduce mold-like substances. This includes exhaust fans, windows, vents, etc.

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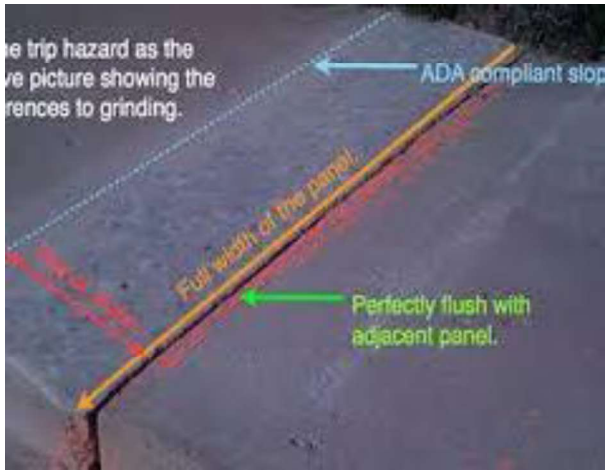
Trip Hazards

- An unintended ¾-inch or greater vertical difference.
- An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.



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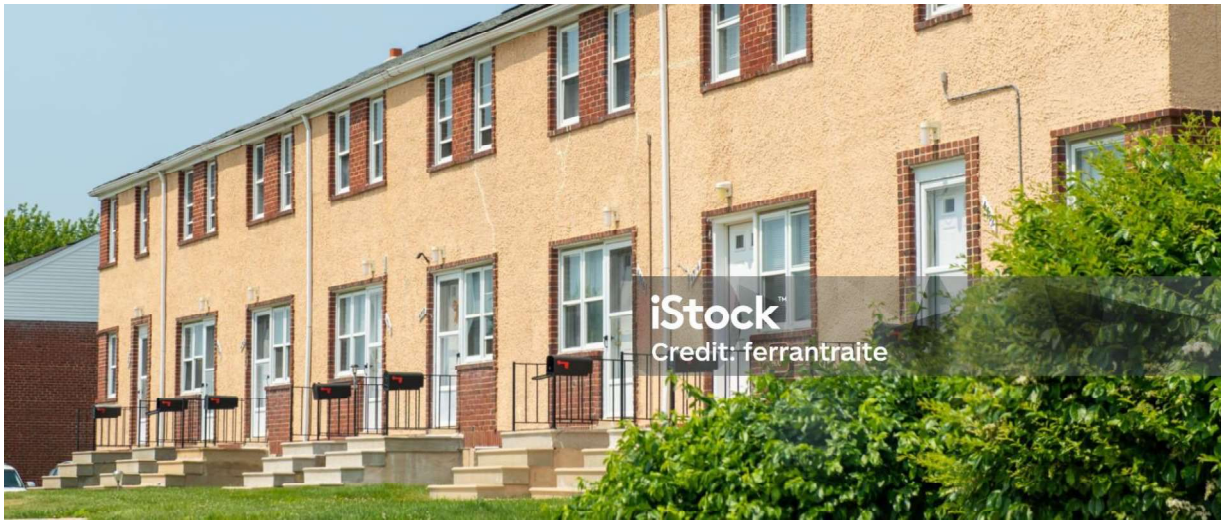

Preparing for an Inspection

Completing a walk through before the initial or annual inspection can save time and money and keep your unit out of abatement!

When conducting a walkthrough, using the NSPIRE guide will assist in making sure your unit is safe and ready for the inspection.

Failed Inspections

- Health and safety items need to be corrected within 24 hours.
    - If the deadline falls on a weekend or holiday, the owner or tenant will need to notify Raise Up by email or in the portal that the work has been completed.
    - Raise Up will reinspect the next business day.
- Non health and safety items will be rescheduled in 2-3 weeks for a reinspection.

Failed Inspections

- Extensions may be granted, if a part is on back-order, a specialty contractor is needed, or if repairs cannot be made due to weather (ex. replacing a roof in the winter)
- Request should be submitted to the Inspections Department.
- All supporting documentation should be included with request.

Failed Inspections

The unit will be abated, if a unit fails the reinspection, and the repair was the owner responsibility.

- The HAP will stop with the abatement date and will not resume until the unit passes inspection.
- If the unit does not pass inspection by the end of the following month, the HAP contract will terminate.

If a unit fails due to tenant responsibility, the family may lose their voucher for failure of family obligations.

Questions

Raise Up's Inspection Team is here to answer questions!

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