



# Preparing For An NSPIRE Inspection

*For Landlords*

- ▶ As a best practice, schedule routine visits to know what's happening on your property.
- ▶ Be proactive in repairing deficiencies as they occur but especially before an inspection.
- ▶ Focus on all areas the resident will access, including in the unit, common areas (inside), and outside.
- ▶ Look for any health and safety concerns, including Life-Threatening deficiencies.
- ▶ Involve residents in the process:
  - Listen to resident concerns
  - Respond promptly to maintenance requests
- ▶ Check with the public housing authority (PHA) for approved variations in matters that relate to local code.
- ▶ Become familiar with [NSPIRE standards](#), the types of deficiencies, and the timelines for correcting each type: Life-Threatening, Severe, Moderate, and Low



Scan to see  
the NSPIRE  
standards





## What's Changing?

NSPIRE introduces many new variations from the Housing Quality Standards (HQS), including the categories below. Review the standards *before* inspections are scheduled, use resources provided by HUD, and learn more on the [NSPIRE webpage](#).



**Smoke and Carbon Monoxide Alarms:** New requirements for installation, type, location, and number of alarms



**Infestations:** More than just roaches and bedbugs—new inspection process and repair times (e.g., infestation vs *extensive* infestations)



**Handrails/Guardrails:** Repair time frames and other requirements, such as handrails along both sides of certain ramps



**Mold-Like Substances:** New process that requires equipment for detecting elevated moisture levels and mold-like substances

See the **Top 20 NSPIRE Deficiencies** job aid for the most common inspection fails.

## Best Practices

See [HUD's NSPIRE checklist](#) to become more familiar with deficiencies and repair times.

Review previous years' deficiencies and ensure repairs were made.

Conduct your own quality control inspections of units regularly.



# HQS

Housing Quality Standards

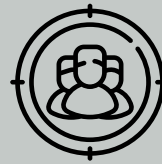
## NSPIRE vs HQS



National Standards for the Physical Inspection of Real Estate

### Location Focus

Defined basic quality housing standards based on 13 key aspects (General Regulations and HUD 52580-A)



**FOCUS**

### Resident Focus

Designed to focus on resident health and safety while addressing the increase in multifamily properties and tenant and project-based vouchers

### Inspection Locations

Living Room  
Kitchen  
Bathroom  
Other Room  
Used for Living  
All Secondary  
Heating and Plumbing



**INSPECTION**

### 3 Inspection Types/ 3 Inspection Areas

**Inspection Types:**  
Annual Self-Inspection  
Critical-to-Quality  
Critical-to-Quality Plus

**Inspectable Areas:**  
Outside  
Inside  
Unit

### Deficiency Types

Health and Safety  
Non-Health and Safety



**DEFICIENCIES**

### 3 Deficiency Categories

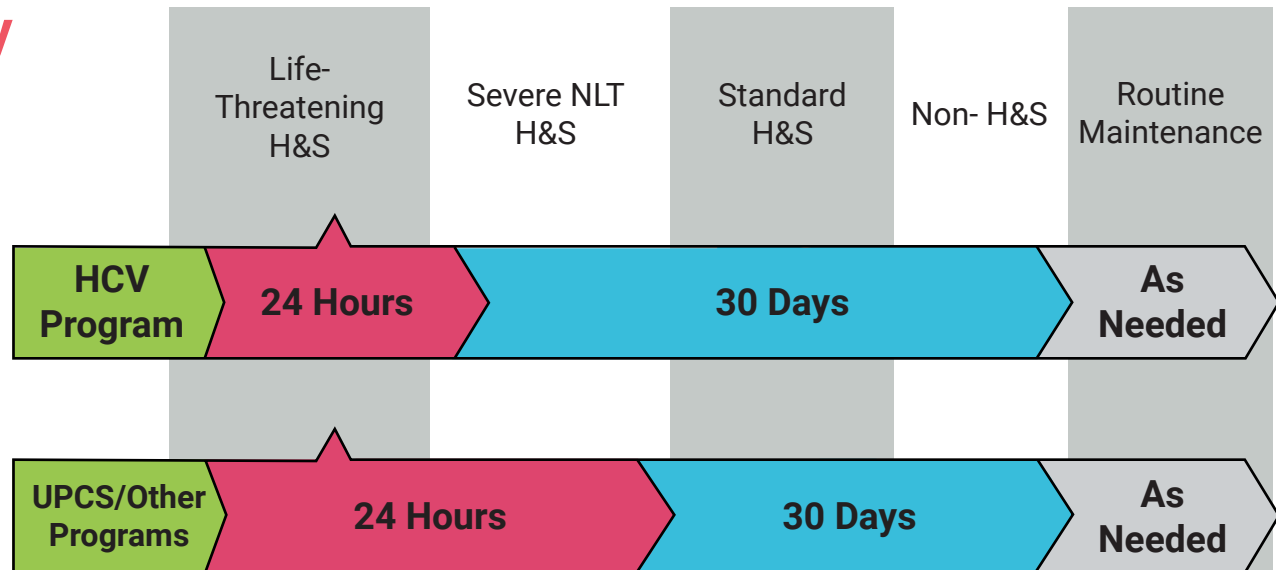
Condition and Appearance  
Function and Operability  
Health and Safety

**Rationales:**  
Deficiencies based on rationales, or clear and concise explanations of the potential risk a defect presents



## NSPIRE vs HQS

### NSPIRE Deficiency Time of Repair



### HQS Deficiency Time of Repair

