

What To Expect During An NSPIRE Inspection

For Residents



1

Inspectors may enter all rooms and areas to complete the inspection.



3

Inspectors will lock/unlock doors, open cabinets, test plumbing, etc.



2

Loud noise may occur, such as when alarms are tested.



- 1** Provide inspectors access to all areas and let them know if they will encounter other people or pets.
- 2** Expect loud sounds, such as beeping from smoke or carbon monoxide alarms or the opening and closing of doors.
- 3** Allow inspectors to examine all inspectable items, including doors, cabinets, kitchen appliances, plumbing fixtures, heating systems, electrical service panels, lighting, windows, etc.



What To Expect During An NSPIRE Inspection

You may be asked to temporarily move some personal items, like clothes and plants.

Inspectors might trip electrical breakers, disrupt circuits, or turn on/off lights.

You may be asked to move personal belongings that could be safety risks.

During the Inspection

Inspectors may request certain tasks to be completed, such as turning on/off a cooking appliance, adjusting the thermostat, or pulling a stopper from a bathtub.

Light bulbs or batteries may be changed, installed, or replaced as needed.

Inspectors will not inspect resident-owned items, such as fire extinguishers, air conditioners, or freezers for functionality.

After the Inspection

- ▶ The public housing authority (PHA) or property representative may explain discovered deficiencies and required repair time.
- ▶ The inspector will provide the inspection results to the landlord, property manager, or PHA.
- ▶ Your PHA will follow up with a notice of reinspection dates, if applicable.

See the ***Requesting an Inspection Report*** job aid if a report is not provided.



HQS

Housing Quality Standards

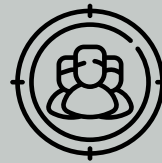
NSPIRE vs HQS



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

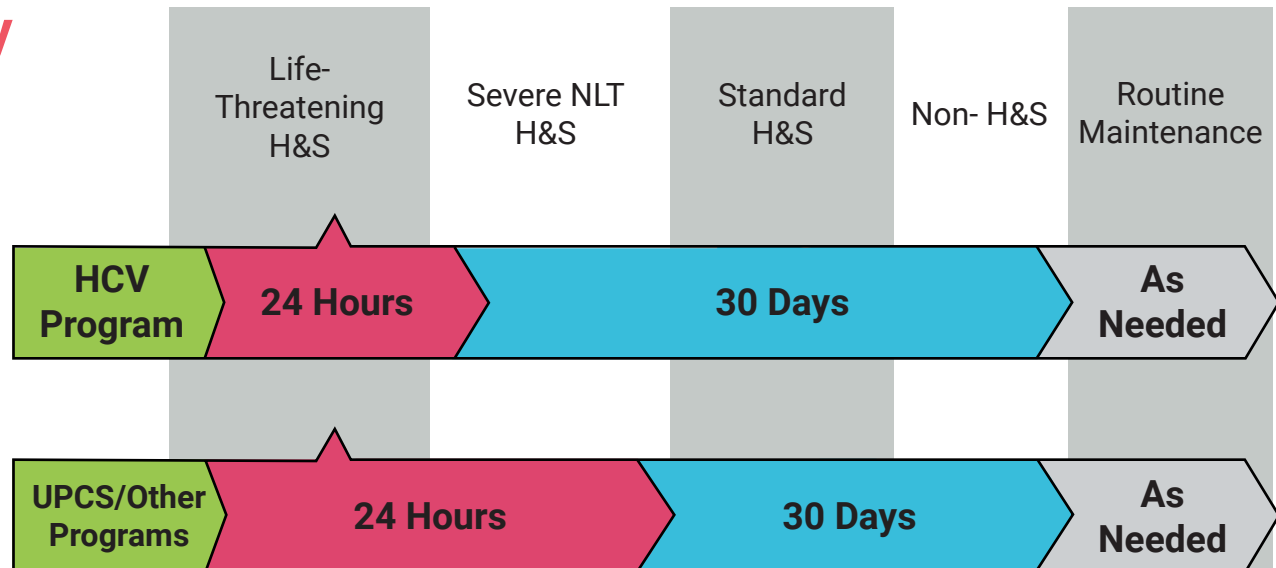
Condition and Appearance
Function and Operability
Health and Safety

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

