WHAT IS NSPIRE?

ARE YOU

READY FOR

NSPIRE?

NSPIRE (National Standards for the Physical Inspection of Real Estate) was designed to foster Innovation and formally align HUD expectations. Consolidating the Uniform Physical Condition Standard (UPCS) and Housing Quality Standards (HQS), NSPIRE comprises a set of guidelines which apply to the inspection of HUD-managed properties. Placing an increased emphasis on tenant health and safety, NSPIRE is expected to result in greater efficiency and better property servicing.

Established 1998

5 Inspectable Areas

Deficiency Levels 1-3

Asset Preservation Focus

WHAT IS THE SAME?

- \Rightarrow Majority of inspectable items remain mostly unchanged
- \Rightarrow Life threatening H&S deficiencies require 24-hour repair timeframe
- $\Rightarrow~$ Continued assessment on deficiencies in H&S and



WHAT IS CHANGING?

- \Rightarrow 3 distinct inspectable areas: unit, inside, and outside
- ⇒ Removed non-H&S items such as overgrown vegetation, non-security/safety fence damage, damaged trim, common area paint deterioration (post-1978 properties), exterior caulking damage, scratched countertops
- ⇒ Prioritizes resident health and safety and physical assets over cosmetic deficiencies Compilation Bulletin and Non-Industry Standards (NIS) does not apply to the NSPIRE standards (not all new for Voucher programs)
- ⇒ The final NSPIRE Standards Notice was published on 6/22/23 and outlines all changes from the proposed rule in summary



WHAT IS NEW?

Resident Focused

3 Inspection Types

CTQs Rationales

3 Inspectable Areas

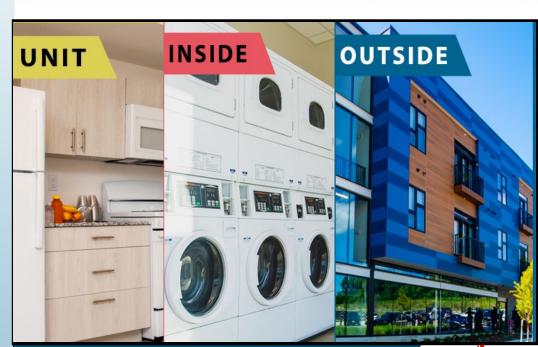
Different Deficiency Types

#getNSPIREd

- ⇒ More stringent standards for heating, GFCI/AFCI, electrical outlets, mold, infestation, and structural systems
- ⇒ Enhanced standards for smoke alarms, CO alarms, fire doors, dryer exhaust, guardrails and handrails
- ⇒ Revised H&S classifications and timeframes: 24-hour repair for lifethreatening and 30-day repair for severe and moderate deficiencies
- ⇒ Affirmative habitability requirements to include requiring food storage area, permanently installed light fixtures, hot and cold water, cooking appliance, and others



Get ready for inspection!



NSPIRE RECOGNIZES THREE INSPECTABLE AREAS.

<u>UNIT</u>: Interior components of an individual unit.

INSIDE: Common areas and building systems inside the building but not inside a unit

<u>OUTSIDE:</u> The building site, building exterior components, and any building systems located outside of the building or unit.

Top 10 Most

H&S Determinations

Occurring Defects Moderate Life Threatening Severe Low LIFE THREATENING 1. Smoke Alarm Deficiencies that, if evident Deficiencies that, if Correction Deficiencies that, if evident in the home or in home or on property, 2. **Carbon Monoxide Alarm** Deficiencies critical to evident in the home on the property, present a moderate risk of Timeframe: habitability but not 3. Electrical—Conductor an adverse medical event or on the property, present a high risk of presenting a present a high risk of requiring a healthcare visit; 24 Hours permanent disability, 4. Egress substantive health or death or severe illness cause temporary harm; or or serious injury or safety risk to residents. 5. Electrical—Outlet & Switch if left untreated, cause or or injury to a resident. illness, to a resident; or worsen a chronic condition the physical security or 6. Sprinkler Assembly that may have long-lasting safety of a resident or 7. **Fire Extinguisher** adverse health effects; or their property would be seriously that the physical security 8. **Call-For-Aid System** or safety of a resident or compromised. 9. Flammable and their property could be compromised. **10. Clothes Dryer Exhaust** Core Health & Safety SEVERE The eight focus areas are critical to the habitability and safety of residents 1. Electrical—Outlet and Switch Correction 2. Electrical—GFCI /AFCI Outlet Fire Safety Infestation Timeframe: 3. Door– Fire Labeled 4. Sharp Edges 30 Days Lead-Based Water Safety 5. Lighting— Auxiliary **KEY** Paint 6. Water Heater FOCUS 7. Infestation Mold & AREAS Structural Moisture 8. Exit Sign 9. Mold-Like Substance Carbon 10. Door—Entry Habitability Monoxide