

ARE YOU READY FOR NSPIRE?

UPCS
Uniform Physical Condition Standards

Established 1998

5 Inspectable Areas

Deficiency Levels 1-3

Asset Preservation Focus



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NSPIRE
NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Resident Focused

3 Inspection Types

CTQs

Rationales

3 Inspectable Areas

Different Deficiency Types

#getNSPIREd

WHAT IS 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.

WHAT IS THE SAME?

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

WHAT IS NEW?

- ⇒ 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 life-threatening 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

WHAT IS CHANGING?

- ⇒ 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



MMHA
Morrow Metropolitan Housing Authority

Get ready for inspection!



NSPIRE RECOGNIZES THREE INSPECTABLE AREAS.

UNIT: Interior components of an individual unit.

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

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

H&S Determinations

Life Threatening	Severe	Moderate	Low
<p>Deficiencies that, if evident in the home or on the property, present a high risk of death or severe illness or injury to a resident.</p>	<p>Deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.</p>	<p>Deficiencies that, if evident in home or on property, 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.</p>	<p>Deficiencies critical to habitability but not presenting a substantive health or safety risk to residents.</p>

Top 10 Most Occurring Defects

LIFE THREATENING

1. Smoke Alarm
2. Carbon Monoxide Alarm
3. Electrical—Conductor
4. Egress
5. Electrical—Outlet & Switch
6. Sprinkler Assembly
7. Fire Extinguisher
8. Call-For-Aid System
9. Flammable and
10. Clothes Dryer Exhaust

Correction Timeframe: 24 Hours

Core Health & Safety

The eight focus areas are critical to the habitability and safety of residents



SEVERE

1. Electrical—Outlet and Switch
2. Electrical—GFCI /AFCI Outlet
3. Door— Fire Labeled
4. Sharp Edges
5. Lighting— Auxiliary
6. Water Heater
7. Infestation
8. Exit Sign
9. Mold-Like Substance
10. Door—Entry

Correction Timeframe: 30 Days