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

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NSPIRE

HQS → NSPIRE

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.

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