



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



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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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