

# NSPIRE Implementation Notice

National Standards for Physical Inspection of Real Estate - Aurora Housing Authority Transition

**AHA plans to transition from HQS to NSPIRE effective 02/2027.**

## What is NSPIRE?

National Standards for Physical Inspection of Real Estate - HUD's new inspection model replacing Housing Quality Standards (HQS). Published under the Economic Growth Regulatory Relief and Consumer Protection Act on May 11, 2023.

## Core Principles:

People-centered design   Focus on efficiency   Science-based  
rationales   Continuous improvement   Streamlined operations

## Key Improvements

- **Unified Standards:** Single inspection criteria across all HUD programs
- **Enhanced Safety Focus:** Less emphasis on cosmetic deficiencies
- **Objective Evaluations:** More consistent, defensible assessments
- **Better Accuracy:** Results that more accurately reflect property conditions
- **Continuous Updates:** Standards revised every three years minimum

## New Safety Requirements

### Carbon Monoxide Detectors

On each floor level and outside sleeping areas

*\*Not required if fully electric with no attached garage*

### Smoke Detectors

Inside/outside sleeping areas, each floor, by cooking appliances (10+ feet away)

*\*Sealed 10-year battery or hardwired required*

### GFCI Protection

Required within 6 feet of every water source

*\*Licensed electrician installation required*

### Cabinet Standards

Kitchen and bathroom cabinets/drawers must not be damaged *\*Storage components must be functional*

## Entry Doors & Windows

### Entry Doors:

- Must have at least 1 installed lock (including sliding doors) Acceptable: key, keypad, keycard, or code
- systems Must engage from both sides

### Windows:

- Must open and stay open without tools (if designed to open) Must be securable/lockable
- Sticks/dowels NOT acceptable
- Must close properly (unless permanent AC unit present) Screens required - holes  $\geq 1$  inch = failure

## Impact on PHAs, Landlords, and Participants

### Housing Authorities:

- Must align multiple HUD programs to single standards
- Enhanced oversight and consistency requirements
- Access to training and support resources
- Two-year demonstration period data incorporated

### Landlords & Property Owners:

- More rigorous assessments expected
- Higher number of deficiencies likely identified
- Greater emphasis on timely repairs and maintenance
- Opportunity to distinguish as responsible property owners

### Tenants & Residents:

- Enhanced safety standards and protections
- Safe, habitable dwelling guarantee
- Health and safety hazard elimination
- Better living conditions overall

### Critical Requirements:

All items and components inside and outside units must be functionally adequate, operable, and free of health and safety hazards. NSPIRE focuses more on safety than cosmetic issues.

## Standard Structure

Each NSPIRE standard contains two sections:

- **Section 1:** Describes item attributes and identifies deficiencies to evaluate
- **Section 2:** Provides detailed information on each deficiency by inspectable location

Complete standards available at: [www.hud.gov/reac/nspire](http://www.hud.gov/reac/nspire)

## Support & Training

### Landlord Resources

[www.hudexchange.info/programs/public-housing/nspire-inspections-landlord-resources/](http://www.hudexchange.info/programs/public-housing/nspire-inspections-landlord-resources/)

### Participant Resources

[www.hudexchange.info/programs/public-housing/nspire-inspections-resident-resources/](http://www.hudexchange.info/programs/public-housing/nspire-inspections-resident-resources/)

### HUD NSPIRE Resources

<https://www.hud.gov/reac/nspire-notices>