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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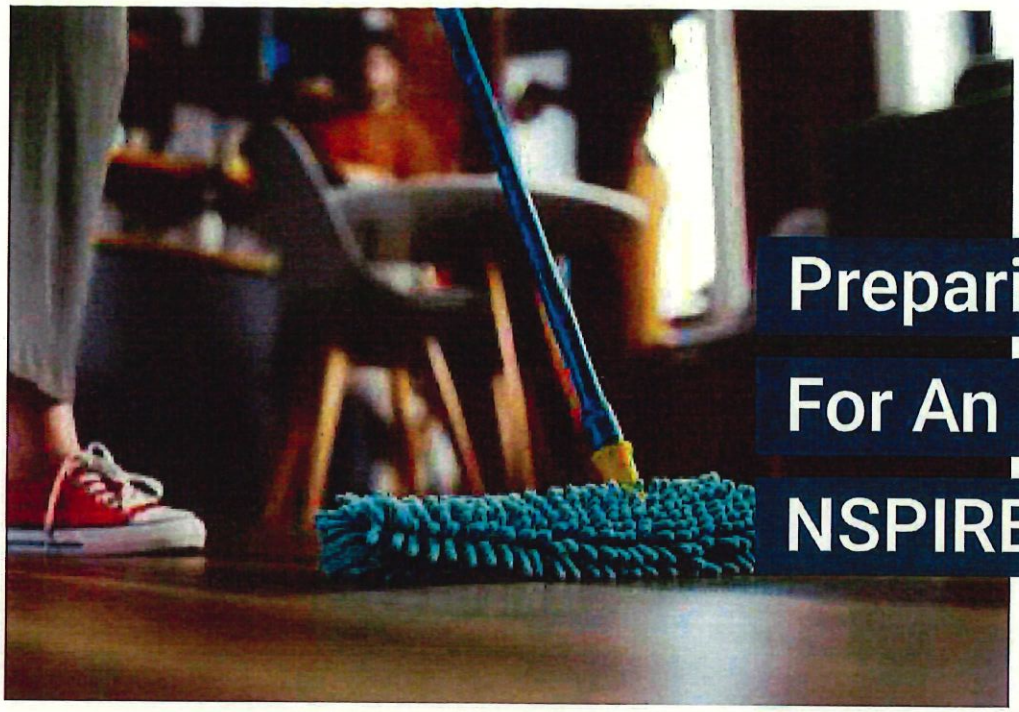

Scan to see the NSPIRE standards

Preparing For An NSPIRE Inspection

For Residents

After Notice of Inspection

It is recommended to pre-inspect your unit and report any deficiencies so they can be repaired prior to the inspection. If you see items in your unit that may be flagged for an inspection, alert your landlord.

These can include:

- Broken or missing smoke alarms
- Missing electrical outlets or switch covers
- Pests, such as bedbugs or cockroaches

If you see a possible deficiency, notify your landlord immediately.

See the ***Reporting Maintenance Requests*** job aid for more information.

Prepare Your Unit

While you are not required to clean or prepare for an inspection, you can help the inspector complete it more efficiently if your unit is ready to be inspected.

- If your unit is clean and walkways are free of clutter, the inspector will be better able to access areas they must inspect and complete it quickly.
- Report concerns outside of your unit if living in a multi-family building, such as in areas you use often (e.g., laundry rooms or walkways).
- If present, secure any animals in the unit during the inspection.
- Communicate with your landlord regularly and request maintenance when needed.
- Ask your landlord if there are other building policies regarding the condition of your unit so that you can comply with the inspection and lease.

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Preparing For An NSPIRE Inspection

Plan Ahead

You may opt to be present for the inspection, but HUD does not require this if a property manager can enter your unit. Your housing authority, landlord, or property manager will give you advance notice of an inspection in accordance with your lease. HUD recommends this notice be at least 1 week before the inspection occurs, so you have time to prepare or be present, if desired.

Resident Responsibility

Families must maintain the condition of their unit according to their lease.

Your lease *may* require things like:

- Keeping the unit in clean and safe condition
- Not disturbing other residents' peaceful enjoyment of their unit
- Disposing of all garbage from the unit

Still Have Questions?

Reach out to your landlord or public housing authority (PHA) for clarification or review the **NSPIRE standards** for more information.

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