



## **Objectives**



- Define key focus areas for HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) Standards
- Demonstrate new deficiency rationales and categories
- Describe how to view NSPIRE Standards and available resources on HUD.gov





## **Inspectable Areas**

## SPIRE

#### Unit

A "Unit" of housing refers to the interior components of an individual dwelling, where the resident lives.



### Inside

"Inside" refers to the common areas and building systems within the building interior and are not inside a unit. This could include interior laundry facilities, workout rooms, etc.

### **Outside**

"Outside" refers to the building site, building exterior components, and any building systems located outside of the building or unit. This includes things like playgrounds, sidewalks, and air-conditioning units.







## **Core Health & Safety Focus**



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





# **Example Unit Health & Safety Defects**





Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).



Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).



Smoke alarm is not installed inside each sleeping area, outside each sleeping area, and on each level.



## **Addressing Fire Safety**



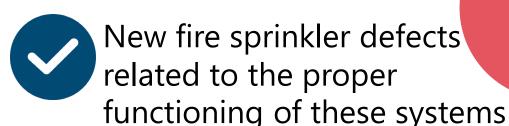
### **NSPIRE** improves fire safety standards in several ways from UPCS



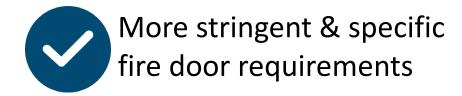


Permanent heating source requirement

Prohibition of unvented space heaters



GFCIs, AFCIs, CO alarms, dryer exhaust, and electrical outlets





## **Additional Life Safety Defects**



### **New Electrical Life Safety Deficiencies include:**

Ground Fault Circuit Interrupters

Arc Fault Circuit Interrupters

**Properly Wired Outlets** 

**Grounded Outlets** 



### **Key Takeaways**



- NSPIRE strengthens HUD's physical condition standards to emphasize resident health and safety
- NSPIRE aligns inspection standards across all HUD-assisted properties, as directed by Congress
- NSPIRE Standards can be found on HUD.gov
- Get ready now for changes to come (e.g., check fire doors, smoke detectors, carbon monoxide alarm)
- NSPIRE will prioritize the components of the property that impact the resident the most – resident units