

July 1, 2024

Greetings HACP Landlords and Participants,

The HACP will begin following the National Standards for the Physical Inspection of Real Estate (NSPIRE) guidelines required by HUD. The HACP will provide updated information once HUD announces the implementation date.

This new inspection model will help reach HUD's goal of reducing health and safety hazards in the home.

You will receive further correspondence when an official start date has been determined.

Please keep the following guidelines in mind for the transition.

Areas of Focus:

NSPIRE inspections are focused on three areas:

- Exterior (Including playgrounds, sidewalks and air conditioning units)
- Interior (Common Areas such as laundry facilities and gyms)
- Unit (Interior components of a resident's dwelling)

All areas must comply with the standards for inspections to pass.

Some items owners will need to consider when this change takes effect on October 1:

Building Address: Inspectors will now verify that buildings have address signage.

Electrical GFCI and AFCI Protection: NSPIRE requires electrical outlets within 6 feet of a water source to have GFCI protection.

Please note: Inspectors will not be responsible for testing GFCI and AFCI circuit breakers.

Smoke Alarms: NSPIRE will require smoke alarms located both inside and outside of sleeping rooms.

Carbon Monoxide Alarms: NSPIRE will require carbon monoxide alarms in units with gas appliances and units with attached garages.

Devices and installation shall comply with IFC Sections 915 and 1103.

Sprinklers: Sprinkler systems should be clean, and have no damage or blockages.

Fire Extinguishers: Fire extinguishers must be properly charged and have an expiration date within one year of the inspection date.

Fire-Labeled Doors: Fire-labeled doors must operate properly.

Site Drainage: Drainage grates must be in place and stable.

Elevators: Elevators must be level with the adjoining floor, or not have a $\frac{3}{4}$ -inch or greater difference between the elevator car and adjoining floor.

Driveways/parking areas: Inspectors will verify there are no potholes of 1-square-foot diameter and 4-inches deep.

Additional detailed information regarding NSPIRE regulations can be found at:
https://www.hud.gov/program_offices/public_indian_housing/react/nspire/standards.

Thank you for your continued cooperation in keeping our residents and units safe.