



NSPIRE Frequently Asked Questions (FAQs)

General

Q: What is NSPIRE?

A: NSPIRE (National Standards for the Physical Inspection of Real Estate) is HUD's new inspection model that replaces UPCS (Uniform Physical Condition Standards) and HQS (Housing Quality Standards). It standardizes inspections across HUD programs.

Q: When will NSPIRE take effect?

A: NSPIRE will become effective for the HACP Housing Choice Voucher Program on October 1, 2025.

Q: Why did HUD switch to NSPIRE?

A: HUD developed NSPIRE to improve consistency, focus on health and safety, and reduce administrative burden by using one inspection protocol across programs.

Inspections

Q: What are the main differences between NSPIRE and HQS/UPCS?

- A: - Focus on health and safety first
- Three categories of deficiencies: Life-Threatening (LT), Severe, and Moderate
 - Clearer inspection standards with plain language
 - Fewer overall standards, but stricter enforcement
 - Applies across HUD housing programs

Q: How often are NSPIRE inspections required?

- A: - Public Housing: Every 1–3 years depending on performance score
- HCV/PBV: At initial lease-up and at least once every 2 years (PHAs may choose annually)

Q: What happens if a unit fails an NSPIRE inspection?

- A: Owners/landlords must correct deficiencies within HUD's required timeframes:
- 24 hours for life-threatening issues
 - 30 days for non-life-threatening issues (unless otherwise specified)

Scoring and Standards

Q: How does NSPIRE scoring work?

A: - Public housing receives a score (0–100) that affects inspection frequency.
- Voucher programs use a pass/fail outcome instead of a numerical score.

Q: How many standards does NSPIRE cover?

A: NSPIRE reduced and streamlined standards into 3 categories:

1. Inside (interior of the unit)
2. Outside (building/site exterior)
3. Systems (major building systems like HVAC, electrical, plumbing)

Responsibilities

Q: Who is responsible for repairs under NSPIRE?

A: Landlords/owners are responsible for ensuring units meet NSPIRE standards before and during tenancy. Tenants must maintain good housekeeping and promptly report repair needs.

Q: What should landlords do to prepare for NSPIRE?

A: - Review HUD's published [NSPIRE Standards](#)
- Conduct self-inspections regularly
- Prioritize health and safety repairs (smoke detectors, egress, electrical, pests, etc.)
- Keep documentation of completed work orders

Tenants

Q: How does NSPIRE benefit tenants?

A: NSPIRE ensures safer, healthier, and higher-quality housing by focusing on issues that affect resident health and safety.

Q: What should a tenant do if they notice a problem?

A: Tenants should immediately report issues to their landlord or property manager. If unresolved, tenants may contact the housing authority for further assistance.