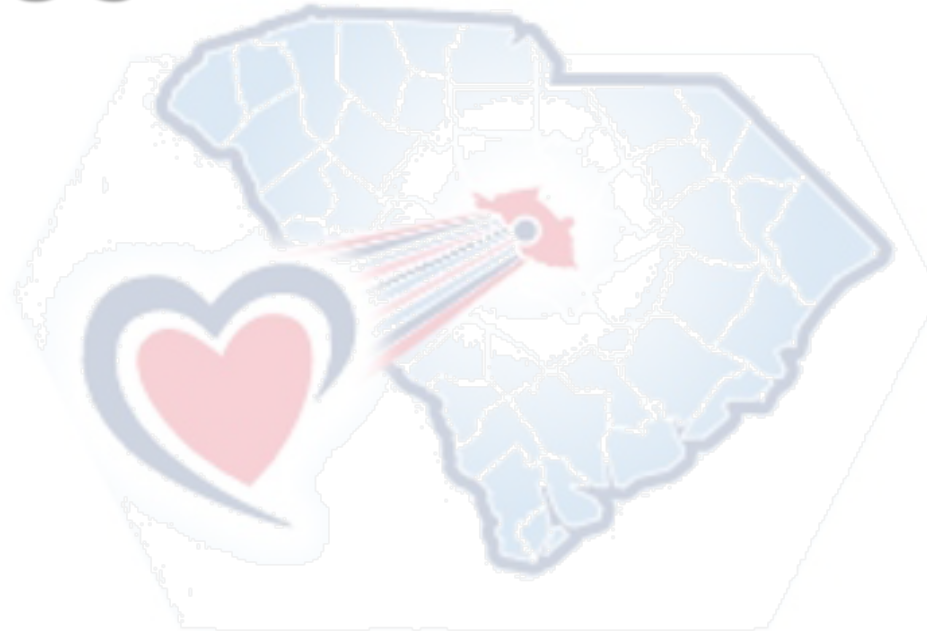


# NSPIRE-V INFORMATION SESSION for LANDLORDS



**Presenters:**

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# Welcome & Purpose

- Columbia Housing is preparing for the transition to National Standards for the Physical Inspection of Real Estate (NSPIRE-V) for all federally assisted programs.
- This briefing is intended to help property managers and owners understand the upcoming inspection changes, what will be expected of participating units, and how to prepare for successful inspections.



# Training Objectives

- Understand NSPIRE-V
- Recognize landlord responsibilities
- Prepare for inspections
- Address common deficiencies
- Maintain year-round compliance



# What is NSPIRE-V?

NSPIRE-V is HUD's new inspection standard for the Housing Choice Voucher (HCV) and other HUD assisted programs.

*It replaces the previous Housing Quality Standard (HQS) inspection model.*



## *5 Goals of NSPIRE-V*

- Focus on resident health and safety
- Improve housing quality consistency
- Identify deficiencies that pose risks to occupants
- Streamline inspection requirements
- Hold housing providers accountable for maintaining safe units



# Key Changes from HQS

- Greater focus on health and safety
- Consistent standards across HUD programs
- Resident-centered inspections
- Strong emphasis on smoke and carbon monoxide alarms
- Objective deficiency ratings



# Differences Between HQS and NSPIRE-V

|                      | Housing Quality Standard (HQS)           | National Standards for the Physical Inspection of Real Estate (NSPIRE-V) |
|----------------------|------------------------------------------|--------------------------------------------------------------------------|
| Purpose              | Minimum habitability                     | Health, safety, and quality outcomes                                     |
| Scoring method       | Pass/fail checklist                      | Weighted scoring, outcomes based                                         |
| Programs             | Housing Choice Voucher (Section 8) Unit  | All HUD- assisted housing (public, voucher, multifamily)                 |
| Focus                | Decent, Safe and Sanitary                | Resident health, safety and functional living                            |
| Risk of funding loss | Payment abatement for failed inspections | Affects funding if serious deficiencies exist                            |

# Benefits of NSPIRE-V

| Resident                                  | Property manager/owner                  |
|-------------------------------------------|-----------------------------------------|
| Safer homes                               | Clearer inspection expectations         |
| Better quality housing                    | Consistent standards                    |
| Faster correction of hazardous conditions | Improved property maintenance practices |

## 3 Inspection Areas

- Inside the unit where the family resides
- Common areas inside the building
- Outside – building exterior and site conditions



# Inside The Unit

- This area covers the interior components and living spaces of an individual, randomly sampled dwelling unit. It generally carries the heaviest weight in overall property scoring because defects directly impact the resident's day-to-day health and safety.
- **Components & Systems:** Bathrooms, kitchens, electrical outlets and switches, heating, ventilation, and air conditioning (HVAC) units, plumbing fixtures, windows, and doors.
- **Life Safety Devices:** Smoke alarms and carbon monoxide detection units.
- **Surfaces:** Floors, walls, and ceilings



# Inside the Building

- This area covers common spaces, non-unit interior areas, and core mechanical or structural building systems shared by residents. [[1](#)]
- **Common Spaces:** Corridors, stairwells, laundry rooms, community rooms, and management offices.
- **Building-Wide Systems:** Central mechanical equipment, shared electrical and plumbing trunks, and general interior egress routes (fire escapes and shared hallways).



# Outside the Site

- This area evaluates the building exterior, the surrounding grounds, and site infrastructure.
- **Building Exterior:** Foundations, exterior walls, roofs, balconies, and porches.
- **Site & Grounds:** Parking lots, driveways, walkways, fencing, retaining walls, grounds maintenance, and property signage.
- **Amenities & Infrastructure:** Play areas and equipment, outdoor lighting, mailboxes, and refuse disposal areas



# High-Priority Deficiency Areas

- Smoke alarms
- Carbon monoxide alarms
- Electrical hazards
- Gas leaks
- Water leaks and mold
- Blocked egress routes
- Trip hazards
- HVAC and plumbing issues



# What does this new process look like?

- We recommend you look at this process in three phases.
- Phase one – Before the inspection
  - Conduct a self inspection
  - Complete all know repairs
  - Verify smoke and carbon monoxide detectors
- Phase two – During inspection
  - Allow the inspector access, while they are conducting the inspection they will examine the unit, inside and outside.
- Phase three – After
  - Inspection results
  - Addressing any deficiencies (if applicable)



# Inspection Readiness Checklist

| Inside                         | Common Area                 | Outside               |
|--------------------------------|-----------------------------|-----------------------|
| Bathtub/shower                 | Steps/stairs                | Address/Signage       |
| Cabinet/storage                | Handrail                    | Guardrail             |
| Ceiling                        | Dryer exhaust               | Chimney               |
| Carbon monoxide/smoke detector | Fire extinguisher           | Foundation            |
| Doors                          | Exit sign                   | Parking lot           |
| Cooking appliances             | Elevator                    | Sidewalk/walkway/ramp |
| HVAC                           | Interior lighting           | Exterior lighting     |
| Ventilation                    | Laundry room                | Fence/gate            |
| Electrical outlets/switches    | Trash chute/collection area | Roof assembly         |
| GFCI/AFCI outlet or breaker    | Sprinkler assembly          | Retaining wall        |
| Water heater                   | Common bathroom             | Site drainage         |
| Windows                        | Egress pathway              | Litter/refuse area    |
| Sink/toilet                    | Mold-like substance         | Private road/driveway |
| Refrigerator                   | Trip hazards                | Exterior wall/windows |
|                                |                             |                       |
|                                |                             |                       |

# Landlord Responsibilities

- Provide safe, sanitary housing
- Correct identified deficiencies promptly
- Ensure required life-safety devices function properly
- Maintain records of repairs and maintenance
- Support inspection access



# Best Practices

- Conduct routine unit inspections
- Respond quickly to maintenance requests
- Document repairs with photos and invoices
- Train maintenance staff on NSPIRE standards
- Use preventive maintenance schedules



## When will Columbia Housing Begin Using NSPIRE-V Standards?

- Permanent Supportive Housing Programs will adopt NSPIRE-V Standards **10.1.2026**. (Programs managed by Ashley Weston)
- Housing Choice Voucher Programs will begin using NSPIRE-V Standards on **2.1.2027**.



# Questions?

Please type your questions in the chat.



*This presentation and other NSPIRE-V resources can be found on our website at [www.columbiahousingsc.org](http://www.columbiahousingsc.org) in the Landlord Section.*

All NSPIRE-V related questions should be sent to our inspector Beverly Malone at [bmalone@columbiahousingsc.org](mailto:bmalone@columbiahousingsc.org)

