

NSPIRE organizes inspection findings into three inspectable areas:

UNIT

Individual apartments or dwelling units

INSIDE

Shared interior spaces and centralized building systems

OUTSIDE

Grounds, parking, amenities and exterior building components

COMMON AREAS ARE NOW INCLUDED

Gyms, lobbies, hallways, stairs, offices, community rooms, recreational spaces and other shared areas may be inspected. (Applies to HOM housing programs but is not a policy change initiated solely by HOM.)

BEFORE THE INSPECTION

- ☐ Make sure electricity, gas and water are on.
- ☐ Inspect every area residents can access: Unit, Inside and Outside.
- ☐ Prioritize health and safety concerns, especially Life-Threatening deficiencies.
- ☐ Respond promptly to resident concerns and maintenance requests.
- ☐ Review previous findings and confirm every repair was completed.
- ☐ Conduct routine property and quality-control inspections.

BEST PRACTICES

- ☐ Know current NSPIRE standards, deficiency levels, and repair timelines before inspections.
- ☐ Use HUD checklists and job aids to identify common deficiencies and repair timelines.
- ☐ Prioritize alarms, moisture and mold, infestations, and handrails or guardrails.
- ☐ Review past findings, verify repairs, and conduct routine quality-control inspections.
- ☐ Confirm design elements are present and working as intended; check current HUD guidance before each inspection.

KNOW THE DEFICIENCY LEVELS

LIFE-THREATENING

Correct within
24 HOURS

SEVERE

Correct within
14 DAYS

MODERATE

Correct within
30 DAYS

HIGH-PRIORITY NSPIRE FOCUS AREAS



SMOKE & CARBON MONOXIDE ALARMS

New requirements for installation, type, location, and number of alarms



MOLD-LIKE SUBSTANCES

Inspectors may use specialized equipment to detect elevated moisture and mold-like substances.



PESTS & INFESTATIONS

The inspection process covers more than roaches and bedbugs, with different repair times based on severity.



HANDRAILS & GUARDRAILS

Updated requirements and repair timeframes, including handrails on both sides of certain ramps.

ELECTRICAL & ALARMS

- ☐ Smoke detectors: non-removable 10-year battery or hardwired; one per level, one in each room, and one within 21 feet of the bedrooms.
- ☐ Confirm required GFCI/AFCI protection within 6 feet of water sources, where applicable.
- ☐ Correct exposed fuse-box connections, missing panel blanks and damaged/missing outlet or switch covers.
- ☐ Make sure habitable rooms have required outlets and/or light fixtures.

PLUMBING

- ☐ Repair leaking fixtures and clear plugged drains.
- ☐ Toilets must be present, unclogged and fully operational.
- ☐ Check the water-heater TPR valve and properly installed discharge line ending approximately 2-6 inches above the ground.

WINDOWS, DOORS & FLOORS

- ☐ Windows designed to open must close securely and lock; replace broken glass and missing weather stripping.
- ☐ Doors must close, latch and lock; repair damaged doors, frames, thresholds and trim.
- ☐ Repair lifted carpet/vinyl, hazardous cracked tile and uneven flooring that creates a trip or cutting hazard.

Reminder: All design elements present must operate as designed.

Review previous findings and conduct routine inspections year-round.

KITCHEN & COOLING

- ☐ All stove burners must operate and the oven must produce heat; replace unsafe missing components.
- ☐ Refrigerator: 32-40°F. Freezer: below 10°F.
- ☐ Mechanical A/C: habitable rooms at 82°F or lower. Evaporative cooling: 86°F or lower.
- ☐ Check thermostats, vents, grilles, filters and installed components.

INSIDE / COMMON AREAS

- ☐ Inspect gyms, lobbies, hallways, stairs, offices, community rooms, laundry rooms, recreational areas and other shared spaces.
- ☐ Review centralized HVAC, domestic hot water, fire-safety equipment, lighting, exits, doors and accessibility components.
- ☐ Keep common areas clean, clear, secure and free from trip, fall, electrical, moisture and infestation hazards.

OUTSIDE

- ☐ Repair significant chipped or peeling paint and deteriorated exterior finishes.
- ☐ Check handrails, guardrails, fences and gates.
- ☐ Remove debris and control overgrown grass, weeds and shrubbery.
- ☐ Inspect parking lots, signage, curbs, ramps and walkways for damage and hazards.
- ☐ Review exterior amenities, walls, foundations, roofing, drainage and other accessible site components.

ASK



SCHEDULE



PREPARE



The HOM Inspection Department is here to help with NSPIRE inspection questions and scheduling.

email: inspectiondepartment@hominc.com

For more information, visit the NSPIRE website at <https://www.hud.gov/reac/nspire>