



HUD'S NEW INSPECTION GUIDELINES – EFFECTIVE 10-1-24

NATIONAL STANDARD for the **PHYSICAL INSPECTION** of **REAL ESTATE** **HUD NSPIRE-V Guideline Overview**

NSPIRE prioritizes health, safety, and functional defects within and outside the unit.

Inspections reflect the true physical condition of the property.

These guidelines set forth clear, well-defined standards and protocols.

Inspectable areas include any space to which the tenant has access.

HUD RESOURCE PAGE: https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/resources

Notable Highlights

Examples of defects that FAIL and require a 24-hour correction:

Electric: Uncovered outlets, junction boxes and switches. Damaged breakers, switches and outlets. Damaged sheathing on wires.

Chimney: Damaged unsafe firebox, Structural failure.

Safety: Blocked, damaged, kinked or missing dryer vent. Non-metallic dryer vent hose.

Missing or inoperable *CO and smoke* detectors.

Structural members in danger of failure (interior and exterior).

Egress windows that are blocked or do not fully open.

Greater than 9 sq ft of organic growth (mold).

Missing fire ladders. Improper height of exterior guiderails (30"), Missing and loose guiderails (interior and exterior).

Examples of added FAIL guidelines with a 30-day correction time:

Electrical panel that is blocked or difficult to access.

Sharp edges on counters, walls etc (in normal path of travel)

Damaged gutters. Debris limiting water flow from gutters.

Damaged roofing. Damaged soffit and fascia.

Blocked or illegible address signage.

Leaning retaining walls (from fill side)

Missing vent fan cover in bathroom.

Missing and damaged weather strip on doors.

Damaged, missing, or improper TPR pipe on water heater (must discharge between 2" & 6" of the floor)

Foundation spalling (peeling) greater than 12 x 12 x 3/4. Foundation cracks 1/4' x 12' or greater

Missing damaged frig components (draws, handles, door gaskets) impacting function.

Inoperable or damaged tub/shower diverter, heads, handles and doors. Clogged drains.

Loose/unsecure toilets and sinks. Broken handles on plumbing fixtures

Damaged or missing window screens. Inoperable windows and window locks.

TO REVIEW THE ENTIRE INSPECTION CHECKLIST REFER TO ABOVE WEBSITE

NSPIRE Hotline 570-659-7242 – leave a message with questions.