

3/14/2025

Dear CMHA HCV Participants,

On June 2, 2025, CGI Federal will begin conducting housing inspections following the National Standards for the Inspection of Real Estate (NSPIRE), to align with the new housing inspection requirements issued by the Housing and Urban Development Department (HUD). HUD published the final rule for NSPIRE on May 10, 2023 as the result of input from owners, tenants, PHAs, technical experts, and members of the public. NSPIRE provides a unified inspection model across all programs, and serves as an update to the 20-plus year-old Housing Quality Standards (HQS) physical inspection model and better ensures residents have safe and decent housing. All PHAs must convert to the NSPIRE method of inspection on HUD-assisted housing by October 1, 2025.

NSPIRE removes the emphasis on condition and appearance defects and inspectable areas outside residential units, instead focusing on functional defects and areas that impact the health and safety of residents. The inspection process itself is more detailed, walking the inspector through what they should look for, and what qualifies as a deficiency, leaving less to inspector discretion.

The types of inspections – annual, initial, special, etc. – will remain the same. The timing of inspections, enforcement of Housing Assistance Payments (HAP) contracts, enforcement of family obligations, and who conducts the inspections will not change. All inspections will remain pass/fail.

Instead of 13 performance requirements with HQS, NSPIRE has three inspectable areas. These areas are identified as Unit (the area occupied by the resident), Inside (common-use areas within the apartment building), and Outside (areas outside the building). The site and neighborhood requirements, such as excessive noise, air pollution, etc., are no longer a requirement with NSPIRE and will not be inspected.

Within each of the three inspectable areas are eight focus areas: fire safety, water safety, lead-based paint, carbon monoxide, mold and moisture, infestation, structural, and habitability. With the eight focus areas for health and safety in mind, the NSPIRE final rule published 63 standards which serve as the benchmark for the condition of items and components found throughout the three inspectable areas of Unit, Inside, and Outside.

As a unified inspection model with detailed standards, landlords, owners, and tenants will benefit from fewer inconsistencies between inspecting agencies and inspectors. A seamless transition from HQS inspections to NSPIRE inspections is anticipated, and CGI Federal is committed to assisting landlords, owners, and tenants throughout the transition process. The final rule can be read in its entirety at NSPIRE Final Rule. The NSPIRE standards may be viewed in full at [NSPIRE Standards | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/nspire).

We understand that changes can raise questions and we are here to support you. If you have any questions or need further clarification, please do not hesitate to reach out to us at [phone number] or [email address].

Sincerely,

CGI Inspections Department

The HUD NSPIRE Inspection Checklist may be found at:
www.hud.gov/sites/dfiles/PIH/documents/NSPIRE%20HCV%20Checklist.pdf