

Dear property owner,

HUD is scheduled to change the inspection code for the Housing Choice Voucher Program (Section 8) later this year. For the past 20+ years, HUD has used Housing Quality Standards or HQS for the inspection protocol. HUD has recently unveiled the National Standards for Physical Inspection of Real Estate or the NSPIRE inspection code. This will be a universal inspection code for use across all HUD programs. TVRHA will begin implementation of the NSPIRE inspection code effective with the June 2024 inspections.

Under NSPIRE there are 3 Inspectable Areas:

1. **Outside**-The exterior of unit
2. **Inside**-Common areas or shared areas
3. **Unit**-With in the actual unit

The focus of NSPIRE inspections are deficiencies which have a direct effect on the tenant and to improve the basic maintenance of the unit. Also, under NSPIRE there are additional “**Life Threatening**” and “**Severe**” deficiencies that will require a 24-hour repair. There are also a number of common-sense deficiencies that have not traditionally been included in the HQS inspection code.

For a complete list of the NSPIRE standards and deficiencies, you can log in to HUD.gov, and in the search bar type NSPIRE standards.

This is a significant change in how HUD is addressing the upkeep of rental property on their programs. TVRHA will assist our voucher holders and property owners to make this transition to NSPIRE in 2024.