



UPCStoNSPIRE.com

The difference between NSPIRE and the 20-year old “legacy” UPCS inspection standards cannot be overstated. The NSPIRE protocol represents an exhaustive and complete transformation of what we have known about REAC inspections for the past two decades.

REAC’s Inspection Plan for 2023

- ❖ July 2023, Public Housing began being held to the new NSPIRE standards
- ❖ October 2023, Multifamily Housing began being held to the new NSPIRE standards. MF properties part of the NSPIRE demo started “inspections of record” under NSPIRE on July 1
- ❖ October 2023, Housing Choice Vouchers inspection transitioned to NSPIRE standards, unless a 1 year extension of HQS was requested by emailing NSPIREV_AlternateInspection@hud.gov

NSPIRE Overview:

- ❖ NSPIRE will require every HUD-assisted property to conduct (and possibly upload to HUD) a completed 100% inspection annually. This upload will not be “graded” by HUD unless the property also fails their REAC inspection. Then HUD might review their 100% inspection to verify the inspection was thorough and repairs made.
- ❖ NSPIRE protocol will be streamlined and focus more on the welfare of the resident (health and safety) and less on appearance. Additionally, the scoring algorithm will be completely revamped to place a much higher priority on the units.
 - As an example of HUD’s intensified focus on resident safety, the new standards include over 300 potential health and safety defects; with more than 100 of them being the 24-hour repair type.
- ❖ The UPCS 5 inspectable areas (site, exterior, system, common area and units) will be reduced to 3 (Units, Outside, Inside). "Outside" will include the building exterior, site and some building systems with the "Inside" consisting of common areas and some systems.
- ❖ NSPIRE will no longer utilize “Levels of Severity” (Level 1 through 3) – but “yes” and “no” answers to inspection standards.
- ❖ The NSPIRE “Threes”: 3 Inspection Types; 3 Categories of Deficiencies; and 3 Inspectable Areas
 - 3 Inspection Types: POA self-inspection; Sanctioned REAC inspections; Follow-Up inspections (quality assurance triggered by various events including low scores)
 - 3 Categories of Deficiencies: “Advisory/Low”, “Moderate” and “Severe” – with some of the Severe also being “Life Threatening”
 - Each category will require certain types of maintenance;

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- Severe will generate “emergency” work orders (24-hour repair)
- Moderate will produce “routine” maintenance requirements (30-day repair)
- Advisory/Low will produce “discretionary” maintenance needs (60-day repair)
 - 3 Inspectable Areas: Units, Outside and Inside
- ❖ Defects That Do Not Score (ever)
 - **Handrails:** *Missing or lack of handrails (steps and ramps). However, these still must be corrected within 30 or 60 days depending on the situation*
 - **Call-For-Aid:** *If the cords are blocked or short, they will need to be corrected within 24 hours, but no points deducted*
 - **Smoke and Carbon Monoxide Detector:** *Missing, Inoperable, etc. Keep in mind, that a “missing” detector will also be cited for “exposed electrical connector” (roughly 3 points)*
- ❖ Defects That Do Not Score (but will again score after October 1, 2024)
 - **Guardrails:** *Porches, Patios, etc.*
 - **Fire Doors:** *Inoperable, damaged, propped open, etc.*
 - **GFCI:** *If missing where needed*
 - **Minimum Electrical / Lighting Requirement:** *Bedrooms, living rooms, kitchens must have at least 2 outlets or 1 light and 1 outlet*
- ❖ Defects That Are “Severe” but Score Like “Life Threatening”
 - This is a change from being worth roughly 0.7 to closer to 3 points
 - **Mold-Like Substance:** *More than a square foot*
 - **Infestation:** *If mice, bedbugs or roaches are noted in more than 1 room*
 - **Lead-Based Paint:** *More than 2sf of peeling is noted within a single room*
- ❖ Defects That Are Duplicated
 - Duplicated defects found will not deduct points more than once.
 - Examples:
 - In unit 7A, a blocked egress issue was discovered in bedrooms 1 and 3 – you’ll be deducted 2.75 points one single time even though the defect was found twice in the unit
 - On the walkway outside of unit 7A, there was a tripping hazard and others were also noted outside of units 9B and 14D. You will lose 0.2 points total – NOT for each occurrence
 - On the exterior of building 14, 17, 19 and 26, there were damaged gutters noted, because all these defects were on the same property, the point loss (0.2) will be deducted just the one time

Current as of Jan 5, 2024