

# MEMORANDUM

**To:** All Participants, Tenants, & Landlords

**From:** Goldenrod Regional Housing Agency, PO Box 799, Wisner, NE 68791

**Date:** 11/21/2024

**Subject:** Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE)

NSPIRE stands for the National Standards for the Physical Inspection of Real Estate and it's the new physical inspection model designed to promote HUD's stated goal of reducing health and safety hazards in the home.

NSPIRE prioritizes the condition of residents' homes and aligns multiple HUD programs to a single set of inspection standards, ensuring that the same expectations of housing quality are met across all HUD programs. NSPIRE will be replacing the HQS Inspection program.

Originally set to take effect in 2023, the implementation of NSPIRE has been delayed. The most recent notice released by HUD requires Housing Agencies to set their compliance date for October 1, 2025.

However, the federal rule states that the Smoke Alarm standard must be implemented immediately. Please see the enclosed standard for your reference. Changes include additional smoke detectors, the location of smoke detectors, and the type of smoke detectors needed. HUD now requires the smoke alarms to have a sealed 10-year battery or be hard-wired.

The best NSPIRE resources can be found on the HUD.gov website. HUD offers webcasts, fact sheets, and more. These resources are authentic and reliable because they are right from the source.

Goldenrod Regional Housing Agency will inform you of further changes. Please contact the office if you have any questions.

Thank You,

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