



Frequently Asked Questions NSPIRE

– Updated October 10th, 2025 –

NSPIRE stands for the **National Standards for Physical Inspection of Real Estate**. It is the new method to define and assess housing quality of HUD assisted housing. The goal is to consolidate previous inspection regulations into one set of standards for all program types. NSPIRE aims to strengthen physical condition standards in order to prioritize the health and safety of residents in HUD housing.

Who does NSPIRE apply to?

- NSPIRE applies to all “HUD Housing” as defined by **24 CFR 5.701 ©** including all CPD programs (HOME, HFT, HOPWA, CoC and ESG).
- There are **NOT** formal standards published for CoC and ESG programs yet, however HUD anticipates these programs will have the same standards as those applied to other programs with some adjustments. HUD encourages agencies to utilize any of the training on the REAC NSPIRE page to get started.

What is the implementation timeline?

- The [latest notice](#) published on September 30th, 2025, requires agencies to use NSPIRE for housing inspections for CPD programs on **October 1st, 2026**.
- We advise agencies to monitor the [HUD NSPIRE](#) page for announcements on implementation timeline.
- Sign up for [SNAPS Program Mailing Lists](#)

What training is available?

- There are several trainings available on the HUD website related to NSPIRE.
 - [NSPIRE Inspector Training](#)
 - [NSPIRE 101 Handout](#)
 - [NSPIRE Terms and Definitions](#)
 - [NSPIRE Standards How to Inspect Videos](#)
- We recommend agencies view the NSPIRE 101 and inspector training to get started.

What are the changes from Housing Quality Standards (HQS)?

- NSPIRE has 14 sections of regulation across three inspectable areas:
 - Inside the building, but not the individual unit
 - Outside of the building
 - Within the individual unit of housing
- This is an increase of nearly 30 new individual inspectable items from HQS.
 - Deficiencies will be based on two factors: severity and location with more weight being given to deficiencies inside the individual's home.
- A full list of NSPIRE inspection items is available [here](#).

Who is involved in implementing the NSPIRE Inspections?

- Responsibilities will likely differ across program types.
- The expectations for property owners and those who operate a HUD Section 8 voucher program have been released.
 - We know that HUD will send out inspectors to conduct inspections for POAs and PHAs.
 - HUD has created a [checklist](#) for Section 8 voucher programs to self-conduct inspection.
- CoC and ESG programs are responsible for designating a member of their own staff who is responsible for training and implementing the NSPIRE inspection process for the agency.
 - HUD encourages agencies to review their current program budget to ensure funding is available for training, learning opportunities, and additional staffing to conduct inspections.
 - Costs for inspections are eligible for overhead costs under the housing assistance budget line. Costs associated with policy and procedure updates are eligible under administrative costs.