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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 will begin being held to the new NSPIRE standards (with scores)
- ❖ October 2023, Multifamily Housing will begin being held to the new NSPIRE standards (with scores). MF properties part of the NSPIRE demo will start “inspections of record” under NSPIRE on July 1, 2023
- ❖ October 2023, Housing Choice Vouchers inspection will be using NSPIRE standards

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.

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- ❖ 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”, “Moderate Health and Safety” and “Severe Health and Safety” – with some of the Severe H&S also being “Life Threatening”
 - Each category will ideally require certain types of maintenance;
 - Severe H&S will generate “emergency” work orders (24 hour repair)
 - Moderate H&S will produce “routine” maintenance requirements (30 day repair)
 - Advisory will produce “discretionary” maintenance needs (no actual requirement to make repair)
 - 3 Inspectable Areas: Units, Outside and Inside
- ❖ HUD will increase the sampling size during a REAC inspection
- ❖ NSPIRE requirements will require several new components to be possibly installed: guardrails for heights over 30”, smoke detectors in every bedroom, building identification signs, double handrails on ramps and many more.

Current as of July 1, 2023