

# MEMO

**To:** Virginia Housing Portfolio  
**From:** Rental Compliance & Asset Management  
**Date:** Effective October 1, 2023  
**Re:** NSPIRE - National Standards for the Physical Inspection of Real Estate

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Effective October 1, 2023, NSPIRE, which stands for National Standards for the Physical Inspection of Real Estate, will become the minimum property inspection standard, replacing the Uniform Property Condition Standards (UPCS) in the Virginia Housing Portfolio.

The Tax Credit program relies on HUD guidance for property inspection standards. NSPIRE is one of many initiatives HUD has taken to improve and streamline its program inspection requirements for all HUD programs, focusing on resident safety and well-being.

How does the NSPIRE inspection standard affect property inspections in Virginia Housing's rental portfolio?

## **What will not change:**

The inspection criteria and how the deficiencies are categorized may differ, but the process for scheduling and conducting property inspection expectations for properties to maintain quality affordable housing remains the same. Uncorrected deficiencies may affect future requests for funding or management agent approval.

Properties in the Virginia Housing portfolio must continue:

- Complying with the [Virginia Building Code](#) and local codes
- Ensuring all property features and systems work as designed
- Promptly repairing all areas that pose a safety hazard
- Ensuring that property signage and building addresses are visible and legible

## **What will change:**

NSPIRE outlines three deficiency categories and three inspectable areas.

- **Inspectable Areas**
  - Outside includes site and exterior area
  - Inside includes common areas
  - Units
  
- **Deficiency Categories**
  - Low – up to 60-day repair time
  - Moderate – up to 30-day repair time
  - Severe Life-Threatening (LT) Emergency Repairs- 24-hour repair time
  - Severe Non-Life-Threatening (NLT) – 30-day repair time

Audits conducted after October 1, 2023, will reflect the deficiency terms Low, Moderate, Severe LT, or Severe NLT.

NSPIRE does not provide exceptions for the inspection requirements and may necessitate the installation of certain components that may not have been a part of the original property design. New requirements include but are not limited to, the location of GFCI outlets, installing smoke detectors in all bedrooms, and ensuring the water heater TPR discharge pipe is an “approved material” and meets measurement requirements. Please review the [NSPIRE Inspection Standards](#) for additional information.

This is a time of transition for all. We will continue working with our partners to implement the new inspection requirements practically and reasonably. As always, we are available to answer questions and assist you with your “hypothetical” program questions. Do not hesitate to contact us.

Email program or questions to [Compliance-AssetManagement@VirginiaHousing.com](mailto:Compliance-AssetManagement@VirginiaHousing.com).

We encourage you to take advantage of training through [Mid-Atlantic AHMA](#) or other industry professionals.

## **Additional Resources:**

[US Inspection Group 2 Min Videos](#)

[C4N6 Inspection Resources](#)

[HUD NSPIRE](#)

[IsthisADefect.com](http://IsthisADefect.com)