



NSPIRE Inspections for Landlords

New Inspection Standards Effective as of November 2025

RIHousing transitioned from Housing Quality Standards (HQS) to HUD’s new **NSPIRE (National Standards for the Physical Inspection of Real Estate)** for inspections. NSPIRE sets minimum habitability requirements for the unit, the building interior and the building exterior. All areas must be free of health and safety hazards that pose a danger to residents.

We are committed to supporting landlords through this transition to the NSPIRE standards. Additional resources, including informative materials designed to help you navigate the new standards are available in our website: www.rihousing.com/landlords.

New Items to Inspect Under NSPIRE

Unit:	<ul style="list-style-type: none"> Cabinetry Refrigerator handles, drawers and shelving 	<ul style="list-style-type: none"> Bathroom outlets window screens
Interior:	<ul style="list-style-type: none"> Common Areas 	<ul style="list-style-type: none"> Laundry Room
Exterior:	<ul style="list-style-type: none"> Broken or missing handrails Structural issues 	<ul style="list-style-type: none"> Garbage and debris Parking Lots

Inspection Results and Next Steps

If your unit does not pass inspection, you’ll receive a notice outlining what needs to be fixed. Deficiencies are categorized under NSPIRE as:

- Life-Threatening:** Must be corrected within **24** hours
Example: Smoke Alarms: Required on every level of the home, inside each bedroom, and within 21 feet of a sleeping area; Carbon Monoxide/Smoke Detector combo hardwired with regular battery backup or with 10-year sealed battery or wall mounted battery powered or plug in/hardwired.
- Severe or Moderate:** Must be corrected within **30** days
Example: Electrical Safety: Outlets within 6 feet of a water source must be GFCI-protected; Windows: Do not operate properly/damaged or missing screens.
- Low-Level:** Noted for information only; no repair required.

Abatement

- If repairs are not completed in the required timeframe, Housing Assistance Payments (HAP) will be stopped (this is called abatement) starting the following month. This means you will not receive retroactive payments.
- HAP will be reinstated as of the date the unit passes a re-inspection.
- Units that are in abatement for more than **90** days will result in termination of the HAP contract.

Who Is Responsible

> Families (Tenants):

- Keeping tenant-paid utilities in service.
- Maintaining a clean unit to prevent pest infestation, blocked egress or fire hazards.

NOTE: If families do not correct issues or allow the landlord to do so, assistance may be terminated by RIHousing. Rent will not be abated for deficiencies that are the tenant’s responsibility.

> Landlords:

- All other deficiencies identified under NSPIRE.
- Updating contact information (i.e. phone, email, mail, property contact).
- Submitting documentation to prove deficiencies are corrected for a virtual reinspection.
- Conducting a pre-inspection to prepare for NSPIRE inspection.
- Coordinating schedule with tenant for inspections or re-inspections.

HUD Resources

NSPIRE-V Checklist

A paper-based version of the checklist used by inspectors.



General Info and Tips

HUD’s NSPIRE website with additional resources and information



Have Questions? Contact our team at inspections@rihousing.com

RIHOUSING HOUSING CHOICE VOUCHER PROGRAM

NSPIRE Common Life-Threatening Deficiencies

Life-Threatening deficiencies identified must be corrected **within 24 hours**.

Inspectable Item	Deficiency
Smoke Alarms	Required on every level of the home, inside each bedroom, and within 21 feet of a sleeping area.
Carbon Monoxide Alarm	The carbon monoxide alarm is missing, not installed, or not installed in a proper location. Carbon monoxide alarms are required inside units and in areas such as hallways that contain a fuel-burning appliance or fireplace, cabanas, pool rooms, or other common area amenities.
	The carbon monoxide alarm is obstructed.
	Carbon monoxide alarms do not produce an audio or visual alarm when tested.
Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
	Chimney exhibits signs of structural failure.
Clothes Dryer Exhaust Ventilation	The dryer transition duct is detached or missing.
	The dryer exhaust ventilation system has restricted airflow.
Egress	Obstructed means of egress.
	The sleeping room is located on the third floor or below and has an obstructed rescue opening.
	Fire escape is obstructed.
Electrical - Conductor, Outlet, and Switch	The outlet or switch is damaged.
	Exposed electrical conductor.
Exit Sign	The exit sign is damaged, missing, obstructed, or not adequately illuminated.
Fire Extinguisher	Fire extinguisher pressure gauge reads over- or undercharged.
	Fire extinguisher service tag is missing, illegible, or expired.
	The fire extinguisher is damaged or missing.
Guardrail	The guardrail is missing, not installed, or not functionally adequate.
Heating, Ventilation, and Air Conditioning (HVAC)	The inspection date is on or between October 1 and March 31, and the permanently installed heating source is not working, or the permanently installed heating source is working, and the interior temperature is below 64 degrees Fahrenheit.



The Public and Federally Assisted Housing Fire Safety Act of 2022

Requires all battery-powered smoke alarms to have a sealed battery as of December 29, 2024. This will also be enforced through NSPIRE.