GREENSBORO HOUSING AUTHORITY

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OWNER GUIDE TO NSPIRE INSPECTIONS

Continuum of Care Supportive Housing Programs:
Effective October 1, 2026

Housing Choice Voucher Program:
Effective November 1, 2026



WELCOME

The Greensboro Housing Authority (GHA) is transitioning from Housing Quality Standards (HQS) to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection model. NSPIRE standards will take effect October 1, 2026, for Continuum of Care (CoC) Supportive Housing and November 1, 2026, for the Housing Choice Voucher (HCV) Program. NSPIRE is designed to improve housing quality by focusing on conditions that directly impact resident health, safety, and habitability.

This guide will help property owners understand the new inspection standards and prepare units for successful inspections.

WHAT IS NSPIRE?

NSPIRE is HUD's national inspection standard for assisted housing programs. The inspection process focuses on identifying and correcting deficiencies that could affect the health and safety of residents. NSPIRE places greater emphasis on life-threatening and severe conditions and less emphasis on minor cosmetic issues.

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KEY AREAS OF INSPECTION

Inspectors will review the unit for compliance in the following areas:

Fire Safety

- Working smoke alarms
- Carbon monoxide detectors where required
- Unobstructed exits
- Absence of fire hazards

Electrical Safety

- No exposed or damaged wiring
- Working outlets and switches
- Outlet and switch cover plates installed
- Safe electrical panels

Plumbing and Water Systems

- Hot and cold running water
- Functional toilets, sinks, and tubs
- No active leaks
- No sewage backups

Heating and Cooling

- Functional heating system
- Safe equipment operation
- Owner-provided cooling systems operating properly

Doors and Windows

- Secure exterior doors
- Working locks and latches
- Functional windows
- No broken glass

Interior Conditions

- Safe flooring
- Sound walls and ceilings
- No significant mold or moisture intrusion
- Safe stairways and landings

Exterior Conditions

- Safe walkways
- Stable steps and porches
- Secure handrails
- Visible unit address

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TOP 15 THINGS TO CHECK BEFORE EVERY INSPECTION

Life Safety

- ❑ Smoke alarms are installed and working.
- ❑ Carbon monoxide detectors are installed where required.
- ❑ No exposed or damaged wiring.
- ❑ All outlets and switches have cover plates.
- ❑ No gas leaks.

Doors and Windows

- ❑ Exterior doors lock properly.
- ❑ Windows open, close, and lock properly.
- ❑ No broken glass.

Plumbing

- ❑ No leaking pipes.
- ❑ Toilets operate properly.
- ❑ Hot and cold running water available.

Structural Safety

- ❑ Handrails installed where required.
- ❑ No tripping hazards.
- ❑ Stairs and walkways are safe.

General Conditions

- ❑ No significant water damage or mold.
- ❑ Utilities are active at the time of inspection.

COMMON NSPIRE DEFICIENCIES

The following issues frequently result in failed inspections:

- Missing smoke alarms
- Missing carbon monoxide detectors
- Exposed electrical wiring
- Missing outlet covers
- Water leaks
- Mold and mildew
- Inoperable plumbing fixtures
- Missing handrails
- Unsafe stairs
- Broken windows
- Inoperable door locks
- Pest infestations
- Blocked exits
- Utility shutoffs
- Excessive moisture intrusion

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RESPONSIBILITIES

OWNER RESPONSIBILITIES

Property owners are responsible for ensuring units remain safe, decent, and sanitary. Responsibilities include:

- Maintaining smoke alarms and carbon monoxide detectors
- Repairing electrical hazards
- Maintaining plumbing and heating systems
- Correcting leaks and water damage
- Addressing mold caused by building conditions
- Maintaining doors, windows, locks, and handrails
- Correcting inspection deficiencies within required timeframes

TENANT RESPONSIBILITIES

Families participating in the Housing Choice Voucher Program are responsible for:

- Maintaining sanitary housekeeping conditions
- Keeping utilities on when they are responsible for utility payments
- Reporting maintenance issues promptly
- Providing access for inspections
- Keeping exits and pathways clear
- Securing pets during inspections

CONDITION	TYPICAL RESPONSIBILITY
Smoke Alarm Repair/Replacement	Owner
Carbon Monoxide Detector	Owner
Plumbing Leak	Owner
Roof Leak	Owner
Broken Handrail	Owner
Heating System Repair	Owner
Utility Disconnection for Nonpayment	Tenant
Excessive Clutter	Tenant
Poor Housekeeping	Tenant
Tenant-Caused Damage	Tenant

Final determinations will be made based on inspection findings and lease responsibilities.

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INSPECTION DAY TIPS

To help ensure a successful inspection:

- Confirm the appointment with your tenant.
- Ensure all utilities are active.
- Test smoke and carbon monoxide detectors.
- Verify access to all rooms.
- Inspect for leaks before the scheduled visit.
- Check exterior steps and handrails.
- Make sure doors and windows operate properly.
- Address work orders before the inspection date.
- Ensure access to the unit and all rooms.

IF A UNIT FAILS INSPECTION

If deficiencies are identified:

1. GHA will provide inspection results.
2. Required repairs must be completed within established deadlines.
3. Reinspection may be required.
4. Uncorrected deficiencies may result in enforcement actions or Housing Assistance Payment (HAP) abatement in accordance with HUD and GHA requirements.

Timely repairs help avoid delays and interruptions in program participation.

QUESTIONS?

Contact Greensboro Housing Authority Voucher Administration Division

landlords@gha-nc.org

Beginning October 1, 2026, all CoC Supportive Housing inspections conducted by Greensboro Housing Authority will follow NSPIRE standards. HCV Program inspections will transition to NSPIRE standards effective November 1, 2026. We encourage all property owners to begin preparing now to ensure continued compliance and successful inspections.