GREENSBORO HOUSING AUTHORITY

NSPIRE FACT SHEET

Housing Choice Voucher Program &
Continuum of Care Supportive Housing Programs

CoC Programs: Effective 10/1/26 | **HCV Program:** Effective 11/1/26

What is NSPIRE?

The National Standards for the Physical Inspection of Real Estate (NSPIRE) is HUD's updated inspection program that will replace Housing Quality Standards (HQS) inspections for rental assistance programs. NSPIRE focuses on identifying and correcting conditions that directly affect the health, safety, and well-being of residents.

Beginning October 1, 2026, Greensboro Housing Authority (GHA) will implement NSPIRE inspection standards for Continuum of Care (CoC) Supportive Housing, followed by the Housing Choice Voucher (HCV) Program effective November 1, 2026.

Why Did HUD Create NSPIRE?

HUD developed NSPIRE to:

- Improve resident health and safety.
- Focus on serious deficiencies that impact habitability.
- Establish more consistent inspection standards nationwide.
- Reduce emphasis on minor cosmetic issues and place greater focus on life-safety conditions.

What Is Changing?

Many housing requirements remain the same; however, NSPIRE places greater emphasis on:

- Working smoke alarms.
- Carbon monoxide detectors where required.
- Electrical safety.
- Safe and secure doors and windows.
- Functional heating systems.
- Running hot and cold water.
- Leak prevention and moisture control.
- Mold prevention.
- Safe stairs, railings, and walking surfaces.
- Elimination of health and safety hazards.

Top Reasons Units Fail NSPIRE Inspections

The most common deficiencies include:

- Missing or non-working smoke alarms.
- Missing carbon monoxide detectors.
- Exposed or damaged electrical wiring.
- Missing electrical outlet covers.
- Water leaks and moisture damage.
- Mold growth.
- Missing handrails.
- Tripping hazards.
- Broken doors or windows.
- Inoperable plumbing fixtures.
- Severe pest infestations.
- Blocked exits or emergency egress routes

Owner Responsibilities

Property owners are responsible for ensuring that assisted units meet HUD requirements and remain in safe, decent, and sanitary condition. Responsibilities include:

- Maintaining smoke alarms and carbon monoxide detectors.
- Repairing electrical hazards.
- Correcting plumbing leaks.
- Addressing mold and moisture issues.
- Maintaining doors, windows, stairs, and handrails.
- Correcting inspection deficiencies within required timeframes.

Family Responsibilities

Participating families are responsible for:

- Providing access for inspections.
- Ensuring utilities are active during inspections.
- Maintaining the unit in a safe and sanitary condition.
- Reporting maintenance concerns to the owner promptly.
- Keeping pathways and exits accessible.
- Securing pets during inspections.

How to Prepare for an Inspection

Before the inspection:

- ✓ Test all smoke alarms.
- ✓ Verify carbon monoxide detectors are working.
- ✓ Ensure utilities are turned on.
- ✓ Repair leaks and water damage.
- ✓ Remove items blocking doors, windows, and walking paths.
- ✓ Ensure access to all rooms, electrical panels, water heaters, and HVAC equipment.
- ✓ Report maintenance concerns immediately.
- ✓ Secure pets before the inspector arrives.

Inspection Scheduling

GHA will continue to provide advance notice of inspections, including the inspection date, access requirements, and any responsibilities of the owner or family.

Effective Date

All Greensboro Housing Authority CoC Supportive Housing inspections will transition to NSPIRE standards effective October 1, 2026. HCV Program inspections will transition to NSPIRE standards effective November 1, 2026.

Questions

For additional information about NSPIRE inspections, please contact:

Greensboro Housing Authority Voucher Administration Division

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