

THE BUILDING OF A NEW INSPECTION MODEL – NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)

View the NSPIRE Proposed Rule on the Federal Register

[Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate \(NSPIRE\)](#)



HUD's Real Estate Assessment Center (REAC) assists in improving housing quality by performing accurate, credible, and reliable

assessments of HUD's real estate portfolio. REAC's primary mission is to provide our customers with independent, actionable assessments that advance risk-informed decisions about the condition of the nation's affordable housing portfolio.

The new NSPIRE model prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the true physical conditions of the property. The NSPIRE model supports the adoption of sound, year-round maintenance practices.

Values and Goals

Area	Sub-Area	Goals
People	Residents	<ul style="list-style-type: none">✓ Ensure families are living in safe and tenantable homes✓ Year-long maintenance with a unit-focused approach✓ Prioritize residents over properties✓ Introducing resident surveys for better quality service
Properties	Health & Safety	<ul style="list-style-type: none">✓ Better identification of substandard housing through clear, defined inspection protocols✓ Increased inspection consistency✓ Modernization of health and safety standards✓ Ensure homes are safe and suitable for residential use
Programs	Modernize HUD's Inspection Process	<ul style="list-style-type: none">✓ Modernization of HUD's Physical Inspection Process✓ Improve service delivery for our residents and housing principles✓ Alignment of multiple inspection standards into a clear, defined inspection protocol✓ Safe and habitable homes

National Standards for the **Physical Inspection** of **Real Estate**

NSPIRE Demonstration

In late 2019, REAC began a two-year, [voluntary demonstration](#) to better identify potential adjustments to standards, protocols, and processes prior to nationwide implementation. This demonstration involves a diverse, representative group of stakeholders, including other HUD offices, Public Housing Authorities, and Property Owners and Agents. During the demonstration, volunteer properties around the United States participate in inspections using the new protocol and provide feedback.

