The National Standards for the Physical Inspection of Real Estate (NSPIRE) has been designed to improve HUD's oversight and risk management capabilities through a reliable, repeatable inspection process that better identifies health and safety risks to residents.

The NSPIRE standards currently include the following health and safety risks:

**Life-Threatening**: Deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

**Severe Non-Life-Threatening**: Deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

**Moderate**: Deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

NSPIRE has identified and published the list of health and safety items to be included in inspections for each of the inspectable areas:

- **Unit Health and Safety**: “Unit” refers to the interior of an individual residential unit.
- **Inside Health and Safety**: “Inside” refers to all common areas and building systems (e.g., HVAC) located inside a building.
- **Outside Health and Safety**: “Outside” refers to the building site, the building envelope, and any building systems located outside of the building or unit.

Please email questions and comments regarding health and safety to NSPIRESTANDARDS@hud.gov. Include in the subject line: Health and Safety.