

NSPIRE Health and Safety Risks

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 draft NSPIRE Critical to Quality (CTQ) 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.



Standard: 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 CTQ inspections for each inspectable area:



Unit



Inside



Outside



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 NSPIRE STANDARDS@hud.gov. Include in the subject line: Health and Safety.