



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING
OFFICE OF HOUSING

Notice PIH 2024–39 / H 2024-11

Issued: December 17, 2024

Expires: This Notice remains in effect until amended, superseded, or rescinded.

Cross References: Notice H 2023–10, PIH 2023-16/H 2023-07; [FR-6086-N-06 \(NSPIRE Scoring Notice\)](#)

Special Attention of:

Regional Administrators; Directors of HUD Regional, Hub, and Field Offices of Public Housing; Public Housing Agencies; Project-Based Rental Assistance, Section 202, and Section 811 Property Owners; Multifamily Directors and Account Executives; Multifamily Owners and Management Agents, Resident Management Corporations

Subject: Revised Compliance Date for National Standards for the Physical Inspection of Real Estate (NSPIRE) New Affirmative Requirements

I. PURPOSE

HUD is extending the date, until October 1, 2025, for the inclusion of point deductions in the physical inspection scores for new affirmative requirements under NSPIRE. These new affirmatives include Fire Labeled Doors; Electrical—GFCI or Arc Fault Circuit Interrupter (AFCI); Guardrail; Heating, Ventilation, and Air Conditioning (HVAC); Interior Lighting; and Minimum Electrical and Lighting.

This extension is applicable to Public Housing and Multifamily Housing programs. For detailed descriptions of each category and the associated defects, please refer to Section IV.D. of the Scoring Notice ([Non-Scored Defects and New Affirmative Requirements](#)).

II. BACKGROUND

NSPIRE Standards include new affirmative requirements defined generally as property attributes or requirements that must be met. When a property does not meet these requirements, it constitutes a defect in the inspection and results in a point deduction(s) from the property's score. HUD understands that property owners, managers, and maintenance staff are still in the process of complying with these new affirmative requirements; therefore, HUD is extending the policy of not scoring these new affirmative requirements.

In the [NSPIRE Scoring Notice](#), Section IV. *Administrative Details, D. Non-Scored Defects and New Affirmative Requirements*, HUD explained the scoring designations during the initial period of implementation for new affirmative requirements. This process remains unchanged. HUD supplements a property's score with the following designation to give owners and residents a better understanding of the inspection results:

Certain New Requirements: Until at least October 1, 2025, new requirements that were not scored will be flagged with a caret (^) symbol.

I. EFFECTIVE DATE

The compliance date for the new affirmative requirements under NSPIRE is extended until October 1, 2025.

NOTE: The traditionally Non-Scored Defects (smoke alarms, calls for aid, carbon monoxide devices, and handrails) will continue in HUD's long-standing practice of not being scored. This notice does not impact those non-scored defects.

II. FOR FURTHER INFORMATION

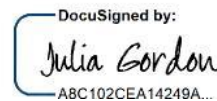
For questions or to request further information, please contact:

Clifton Kornegay, Real Estate Assessment Center, Office of Public and Indian Housing,
Department of Housing and Urban Development, 550 12th Street SW, Suite 100, Washington, DC 20410-4000, telephone number (202) 708-1112 (this is not a toll-free number), email NSPIRERegulations@hud.gov.

HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit: <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.



Richard J. Monocchio
Principal Deputy Assistant Secretary
Public and Indian Housing



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