

New NSPIRE Inspection Protocol

The Department of Housing and Urban Development is implementing the National Standards for the Physical Inspection of Real Estate (NSPIRE) as a replacement to the Housing Quality Standards (HQS). NSPIRE has **NEW requirements** that Housing Authority of the City of Fort Lauderdale will implement with all inspections beginning **October 1, 2024**. This notice provides important information to help you prepare for these changes and avoid delays in the inspection process.

- **Smoke detectors with sealed batteries or hard wired are required in ALL bedrooms and halls.**
- **All units with a gas fired appliances/water heater or connected garage must have a Carbon Monoxide Detector**
- The unit must be empty/vacated by previous tenant. **(Unit must be in Move-In Condition)**
- Utilities (water, gas, electric) must be turned on for the completion of the inspection.
- No chipping or peeling paint inside or outside the unit.
- Stove must be clean in working order and secured.
- Refrigerator must be clean and be in working order with a good door seal.
- If there is an existing heating/cooling system it must be in working condition.
- Hot and cold running water in the kitchen and bathroom(s).
- There must be a shower or bathtub that works.
- There must be a toilet that works, is securely mounted, and does not leak.
- The bathroom must have either an outside window or an exhaust fan vented to the outside.
- There must not be any plumbing leaks.
- There must not be any plugged drains (check for slow drains).
- All plumbing fixtures must have P-traps to prevent sewer gas from leaking into the unit.
- All windows, and exterior doors shall open and close as designed and must have working locks **and screens**. Doubled keyed dead bolts are not permitted.
- Each living space must have two means of fire egress (i.e. door & window)
- All electrical outlets/switches must have cover plates and be in good working condition.
- All ground fault circuit interrupters (GFCIs) must work properly. **All outlets within six feet of water must be GFCI protected.**
- There must not be any missing, broken, or cracked windows.
- Bedrooms must have a working window or door for egress. The window must stay open on its own. **All windows and sliding doors must have screens.**

- The roof must not leak. Indications of a leak are discolorations or stains on the ceiling.
- The hot water heater tank must have a temperature pressure relief valve with downward discharge pipe made of galvanized steel or copper tubing that is between six inches to eight inches from the floor or directed outside the unit (no PVC). CPVC is acceptable.
- The floor covering cannot be torn or have holes that can cause someone to trip.
- If there are stairs and railings, they must be secure.
- Four or more exterior stairs must have handrails 34 inches to 38 inches from the ground.
- **All security bars must have a quick release mechanism on all windows.**
- The unit must be free from roaches and rodents.
- **All pools MUST have a security fence at least 48 inches high.**

For more information on NSPIRE visit

www.hud.gov/program_offices/public_indian_housing/reac/nspire or email

laletha.frazier@hacfl.com or orlando.tollens-baez@hacfl.com , you can also call (954) 556-4100 ext. 1127 or 1123

Thank you for your efforts to ensure compliance with the Federal standards. Your continued partnership with the Housing Authority of the City of Fort Lauderdale is appreciated and contributes positively to our community.