



ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

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

Special Attention of:

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

Notice PIH 2025-27 / H 2025-06

Issued: September 30, 2025

Expires: This notice remains in effect until amended, superseded, or rescinded.

Cross References: Notice H 2023-10,
Notice PIH 2023-16 / H 2023-07,
Notice PIH 2024-39 / H 2024-11,
FR-6086-N-06

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

I. PURPOSE

This notice extends the date for the U.S. Department of Housing and Urban Development (HUD) to begin scoring the new affirmative requirements under NSPIRE to October 1, 2026. This extension applies to inspections performed in the Public Housing and Multifamily Housing portfolios.

These new requirements include: Fire Labeled Doors; Electrical—Ground-Fault Circuit Interrupter (GFCI) or Arc Fault Circuit Interrupter (AFCI) outlet or breaker; Guardrail; Heating, Ventilation, and Air Conditioning (HVAC); Interior Lighting; and Minimum Electrical and Lighting (see the full list in [Section III](#) below). For detailed descriptions of each category and the associated defects, refer to [Section IV.D](#) of the NSPIRE Scoring Notice (FR-6086-N-06).

II. BACKGROUND

The new affirmative requirements under NSPIRE are 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 point deductions 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 until October 1, 2026.

III. NSPIRE NEW AFFIRMATIVE REQUIREMENTS NON-SCORED DEFECTS

1. **Fire Labeled Doors**
 - a. All Defects
 - i. All locations
2. **Electrical—GFCI Outlet**
 - a. An unprotected outlet is present within six feet of a water source.
 - i. All locations
3. **Guardrail**
 - a. All Defects
 - i. All locations
4. **HVAC**
 - a. The inspection date is on or between *October 1 and March 31*, and the permanently installed heating source is working and the interior temperature is *64 to 67.9* degrees Fahrenheit.
 - i. All locations
 - b. The inspection date is on or between *October 1 and March 31*, and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is *below 64 degrees* Fahrenheit.
 - i. All locations
 - c. The inspection date is on or between *April 1 and September 30*, and a permanently installed heating source is damaged, inoperable, missing, or not installed.
 - i. All locations
5. **Interior Lighting**
 - a. At least one permanently installed light fixture is not present in the kitchen and bathroom.
 - i. All locations
6. **Minimum Electrical and Lighting**
 - a. At least two working outlets are not present within each habitable room, or At least one working outlet and one permanently installed light fixture is not present within each habitable room.

IV. CITING DEFICIENCIES IN NSPIRE AFFIRMATIVE REQUIREMENTS

Deficiencies found in the Affirmative Requirements will continue to be cited during NSPIRE inspections and must be mitigated within the proper timeframe established by the severity category (i.e. Life-Threatening, Severe, Moderate, and Low) found in the NSPIRE Standards.

In the [NSPIRE Scoring Notice](#), Section IV. *Administrative Details*, Section 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 October 1, 2026, new requirements that are not scored will be flagged with a caret (^) symbol.

Traditionally Non-Scored Defects (e.g., smoke alarms, calls for aid, carbon monoxide devices, and handrails) are not impacted by this notice.

V. EFFECTIVE DATE

This notice is effective immediately. The compliance date for scoring the new affirmative requirements under NSPIRE is extended to October 1, 2026.

VI. FOR FURTHER INFORMATION

For questions or further information, contact Dakisha Spratling, Real Estate Assessment Center, Office of Public and Indian Housing, HUD, 550 12th Street SW, Suite 100, Washington, DC 20410, telephone number (202) 708-1112 (this is not a toll-free number), or 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, visit:

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.



Benjamin Hobbs
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