



## New Inspection Guidelines - NSPIRE

Dear LACDA Participants/Landlords,

This notice is to inform you that the U.S. Department of Housing and Urban Development (HUD) has made changes to the inspection standards used to inspect rental units that receive a housing assistance payment from the Los Angeles County Development Authority (LACDA).

On September 28, 2026, the LACDA's Housing Assistance Division will begin conducting all of its rental unit inspections using the new National Standards for the Physical Inspection of Real Estate (NSPIRE). The new NSPIRE inspection standards will replace HUD's Housing Quality Standards (HQS), which have been in place for decades. The new NSPIRE inspection standards will be used for all of the LACDA's Housing Assistance Division's Tenant-Based and Project-Based rental assistance programs, including the Continuum of Care (CoC) and the Housing Opportunities for Persons with AIDS (HOPWA) Programs.

NSPIRE is a new approach to assessing housing quality and strengthens HUD's physical condition standards and improves oversight by aligning HUD's inspection regulations across multiple programs into one standard. Implementation of NSPIRE ensures that residents of HUD assisted housing live in decent, safe, and sanitary rental units. It also ensures that rental unit features and components, located both inside and outside inspected rental units, are functionally adequate, operable, and free of health and safety hazards. An NSPIRE inspection will review the items listed on the NSPIRE Checklist. **[CLICK HERE](#)** to access the checklist.

You can learn more about HUD's inspection standards at [National Standards for the Physical Inspection of Real Estate \(NSPIRE\) | HUD](#).

The LACDA understands that changes can be difficult, but we are here and fully committed to helping all of our assisted families, landlords, and property owners transition into NSPIRE smoothly. If you have any questions about the LACDA's switch from HQS to NSPIRE inspection standards, please contact our Alhambra main office at (626) 262-4511, or our Palmdale office at (661) 575-1511.



[lacda.org](http://lacda.org)

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# NSPIRE Life-Threatening Deficiencies

Under NSPIRE all of the deficiencies listed below will require correction within 24 hours.

| Inspectable Item                                                                                                 | Deficiency                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Call-for-Aid System+</b>                                                                                      | System is blocked, cannot reach pull cord, or does not function properly.                                                                                                                                                                                                   |
| <b>Carbon Monoxide Alarm</b>                                                                                     | Carbon monoxide alarm is missing, not installed in a proper location, is obstructed, or does not work.                                                                                                                                                                      |
| <b>Chimney+</b>                                                                                                  | Chimney or flue connected to a fireplace/wood-burning appliance is incomplete or damaged so that it may not safely contain fire and channel smoke & gases outside. Chimney exhibits signs of structural failure.                                                            |
| <b>Clothes Dryer Exhaust Ventilation+</b>                                                                        | Dryer duct is detached or missing, does not allow air flow or is not suitable material. (Gas or electric dryers)                                                                                                                                                            |
| <b>Door - Entry</b>                                                                                              | Exterior door is missing or cannot be secured.                                                                                                                                                                                                                              |
| <b>Door - Fire Labeled+</b>                                                                                      | Fire labeled door is missing or does not open.                                                                                                                                                                                                                              |
| <b>Egress+</b>                                                                                                   | Obstructed means of egress. Fire escape is obstructed, damaged or missing.                                                                                                                                                                                                  |
| <b>Electrical Conductor, Outlet, and Switch+</b>                                                                 | Outlet or switch is damaged, exposed wiring or water is in contact with wiring. Includes <b>missing plate covers and visible wire nuts</b> .                                                                                                                                |
| <b>Electrical - Service Panel</b>                                                                                | The overcurrent protection device is damaged.                                                                                                                                                                                                                               |
| <b>Exit Sign+</b> (common areas only)                                                                            | Exit sign is damaged, missing, obstructed, or not adequately illuminated.                                                                                                                                                                                                   |
| <b>Fire Extinguisher+</b> (not required unless previously installed, does not include tenant fire extinguishers) | Fire extinguisher pressure gauge reads over or under-charged. Service tag is missing, illegible, or expired. Fire extinguisher is damaged or missing.                                                                                                                       |
| <b>Flammable and Combustible Items+</b>                                                                          | Flammable or combustible item within three feet of gas heater or water heater OR improperly stored chemicals.                                                                                                                                                               |
| <b>Guardrail+</b>                                                                                                | Where there is at least a 30-inch drop along a normal walkway, the guardrail is missing, not installed, damaged, or not at least 30 inches high.                                                                                                                            |
| <b>Heating, Ventilation, and Air Conditioning (HVAC) +</b>                                                       | Between October 1 - March 31 the permanently installed heater is not working or does not maintain at least 64 degrees.<br>Combustion chamber cover or gas shut off valve is missing.<br><b>Flue exhaust vent</b> is missing, disconnected, blocked, misaligned, or damaged. |
| <b>Gas or Oil Leak</b>                                                                                           | Natural gas, propane, or oil leak.                                                                                                                                                                                                                                          |
| <b>Mold-Like Substance+</b>                                                                                      | Visually observed mold-like substance at extremely high levels                                                                                                                                                                                                              |
| <b>Smoke Alarm</b>                                                                                               | Smoke alarm is not installed in required area(s), is obstructed, or does not work. This is now a 24-hour fail if only one smoke alarm fails and the rest are working.                                                                                                       |
| <b>Sprinkler Assembly+</b>                                                                                       | Sprinkler head does not have clearance of at least 18 inches all around (does not include permanent items like walls, cabinets, etc.).<br>Key component is damaged, missing, or doesn't work.<br>Sprinkler assembly has signs of corrosion or is covered by paint or dust.  |
| <b>Structural System</b>                                                                                         | Structural system has signs of serious failure.                                                                                                                                                                                                                             |
| <b>Toilet</b>                                                                                                    | Only toilet in unit is missing or doesn't work.                                                                                                                                                                                                                             |
| <b>Water Heater+</b>                                                                                             | Chimney or flue is blocked, misaligned or missing. Gas shut off valve is damaged, missing, or not installed.                                                                                                                                                                |

+ New 24-hour fail item or area.