



Dear Property Owner,

This letter is to inform you of an important HUD policy change that will affect inspection requirements for the Housing Choice Voucher (HCV) and Project-based Voucher (PBV) programs.

Effective **October 1, 2025**, National Standards for the Physical Inspection of Real Estate (NSPIRE) will replace Housing Quality standards (HQS).

HUD will be holding a webinar specifically for landlord on February 26, 2025. We encourage you to attend. Information about the session will be posted at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/program_trainings_and_resources. Advance registration is not required. Session will be recorded and posted afterwards with the presentation materials.

While many of the HQS items are included in Nspire there are several changes that we want you to be aware of.

Smoke alarms: As of September 1, 2024, all smoke alarms must either be hard wired or sealed, 10-year battery devices.

Smoke alarm placement:

- Inside each bedroom
- Outside each sleeping area (installed within the hallway in the immediate vicinity of multiple bedrooms meets “outside of bedroom” and may meet the requirement of “on each level”
- On every level of the home including the basement

Smoke alarm Required Positioning:

- Smoke alarms should be installed high on walls and ceilings
- If mounted on ceiling, it must be greater than 4 inches from the wall
- If mounted on the wall it cannot be within 4 inches or greater than 12 inches from the ceiling
- Must be at least 10 feet from cooking appliances
- Must produce audio or visual alarm when tested

Smoke alarms should not:

- Be covered by a foreign object (plastic bags, shower caps, tape, etc.)
- Be painted, have stickers or other decorations
- Be installed near windows, doors or ducts where drafts might interfere with their operation.

Ground fault circuit interrupters (GFCI) or arc-fault interrupters (AFCI) outlets:

- All outlets within six feet of a water source or damp area must have GFCI or AFCI

Additional information can be found at the US Department of Housing and Urban Development website at https://www.hud.gov/program_offices/public_indian_housing/react/nspire

If you have any questions or need further information, please contact me.

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