



NSPIRE Training

October 28-29, 2026

1:00 pm – 3:00 pm ET

Format: Two 2-hour virtual sessions

Agenda

Session 1 - NSPIRE Foundations & Standards (≈ 1.75–2 hours)

- Quick history: Why HQS → UPCS → NSPIRE
- Biggest changes inspectors notice vs. old HQS
- The only 3 inspectable areas (Unit | Inside | Outside)
- Deficiency criteria – what actually counts as a defect now
- 3 severity levels explained (Life-Threatening | Severe | Non-Severe)
 - Sample Life-Threatening Findings
- Affirmative Habitability Requirements
 - Mandatory minimums/Automatic Fails
 - Sample Automatic Fails
- Spot-the-deficiency photo drills (6–8 pictures)
- Smoke & CO detector rules (2024/2025 updates)
- Mold-like substances, pests, and infestation rules
- Windows, doors, guards, handrails, and egress – common misses
 - Sample Findings
- Live checklist demo (referencing NSPIRE checklist on screen)
- Day 1 wrap-up + short Q&A

Session 2 - Scoring, Application & Real-World Practice (≈ 1.75–2 hours)

- How the NSPIRE score is actually calculated
 - Severity → Points → Area Weights → Final Score
- Life-Threatening = Automatic fail (even if total score > 60)
- 24-hour and 30-day correction rules inspectors must flag
- Documentation

- Photos, Writing clear, defensible deficiency notes
- Virtual Case Study #1 – Single-family scattered site
- Virtual Case Study #2 – Small multifamily (interior + exterior photos)
- Virtual Case Study #3 – TBD “Close-call” property
- Top mistakes inspectors make that cause findings
- Quick tour of HUD’s online NSPIRE scoring calculator & reference tools
- Final Q&A + resources handout