



Department of Housing and Urban Development

[Docket No. FR-6086-N-13]

National Standards for the Physical Inspection of Real Estate: Scoring Notice

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, Office of the Assistant Secretary for Public and Indian Housing (PIH), HUD.

ACTION: Request for public comment.

SUMMARY: This notice seeks public comment on revisions to the NSPIRE Scoring Notice, “National Standards for the Physical Inspection of Real Estate and Associated Protocols, Scoring Notice”. Pursuant to the governing regulation, which requires periodic revision of the NSPIRE Scoring Notice and an opportunity for public comment, HUD is providing an opportunity for public comment on the revisions to the scoring procedures set forth in this notice. HUD will consider comments received in response to this notice before publishing a final NSPIRE Scoring Notice in the *Federal Register* and posting the updated NSPIRE Scoring Notice on www.hud.gov.

DATES: Comments Due: [INSERT DATE 60 DAYS AFTER DATE OF PUBLICATION IN THE *FEDERAL REGISTER*].

ADDRESSES: Interested persons are invited to submit comments responsive to this notice. Communications should refer to the above docket number and title. There are two methods for submitting public comments.

1. *Electronic Submission of Comments.* Comments may be submitted electronically through the Federal eRulemaking Portal at <https://www.regulations.gov>. HUD strongly encourages commenters to submit comments electronically. Electronic submission of comments allows the commenter maximum time to prepare and submit a comment, ensures timely receipt by HUD, and enables HUD to make comments immediately available to the public. Comments submitted electronically through the website can be viewed by other commenters and interested

members of the public. Commenters should follow instructions provided on that site to submit comments electronically.

2. Submission of Comments by Mail. Comments may also be submitted by mail to the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410-0500. Due to security measures at all Federal agencies, submission of comments by mail often results in delayed delivery. To ensure timely receipt, HUD recommends that comments be mailed at least 2 weeks in advance of the public comment deadline.

Note: To receive consideration as public comments, comments must be submitted using one of the two methods specified above.

No Facsimile Comments. Facsimile (fax) comments are not acceptable.

3. Public Inspection of Comments. All comments and communications submitted to HUD will be available for public inspection and copying between 8 a.m. and 5 p.m. ET on weekdays at the above address. Due to security measures at HUD Headquarters, an advance appointment to review the public comments must be scheduled by calling the Regulations Division at (202) 708-3055. This is not a toll-free number. Copies of all comments submitted are available for inspection and downloading at <https://www.regulations.gov>.

FOR FURTHER INFORMATION CONTACT: Dakisha Spratling, Real Estate Assessment Center, Office of Public and Indian Housing, Department of Housing and Urban Development, 550 12th Street SW, Suite 100, Washington, DC 20410-4000, telephone number (202) 402-7146 (this is not a toll-free number). 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, please visit: <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. NSPIRE Rule

On May 11, 2023, HUD published the final rule, “Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate” (88 FR 30442), to align expectations of housing quality and consolidate inspection standards across HUD programs.

24 CFR 5.709(a) states that HUD will publish a notice establishing NSPIRE scoring methodology to score and rank HUD housing. 24 CFR 5.709(a)(1) further establishes that HUD will subsequently publish in the *Federal Register* for a public comment period of not less than 30 days, any revisions to the inspection and scoring procedures that HUD determines to be necessary, at least once every 3 years or 3 years after the most recent revision, whichever is later. The revision process provides an opportunity for the public to examine proposed changes to the scoring procedure, share pertinent comments, and suggest the inclusion of industry best practices. A 3-year revision cycle allows HUD to be more responsive to the ever-changing public and assisted housing portfolio and research findings in the field.

II. NSPIRE Scoring Background

On July 7, 2023, HUD published the final NSPIRE Scoring Notice, “National Standards for the Physical Inspection of Real Estate and Associated Protocols, Scoring Notice” (88 FR 43371), effective July 1, 2023. The NSPIRE Scoring Notice establishes the methodology for weighing deficiencies identified during inspections conducted under the NSPIRE Standards and for scoring those deficiencies for each program. The Scoring Notice also establishes the gradations and severity levels applicable to each deficiency under the scoring methodology, as well as the compliance date for the new affirmative requirements for HUD housing subject to NSPIRE.

The NSPIRE Scoring Notice does not apply to the Housing Choice Voucher and Project-Based Voucher programs and does not revise the inspection frequencies established under the applicable program regulations.

III. Proposed Revisions to the NSPIRE Scoring Notice

This notice sets forth three revisions to the NSPIRE Scoring Notice for public comment. As discussed below, each revision was previously published in a separate notice.

Revised Compliance Date for NSPIRE New Affirmative Requirements

This first revision to the NSPIRE Scoring Notice addresses the compliance date for the new affirmative requirements in NSPIRE standards. These affirmative requirements include: Fire Labeled Doors; Electrical—Ground-Fault Circuit Interrupter (GFCI) outlet or breaker; Guardrail; Heating, Ventilation, and Air Conditioning (HVAC); Interior Lighting; and Minimum Electrical and Lighting (see the full list in Section III of Notice PIH 2025-27/H 2025-06). For detailed descriptions of each category of new affirmative requirements and the associated defects, refer to Section IV.D of the NSPIRE Scoring Notice.

The affirmative requirements 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 may result in point deductions from the property's score. The NSPIRE Scoring Notice provided properties with a 12-month period before scoring the new affirmative requirements. On December 17, 2024, HUD issued a notice extending the period before scoring the new affirmative requirements to October 1, 2025. (Notice PIH 2024-39/H 2024-11). On September 30, 2025, HUD extended the date on which it will begin scoring the new affirmative requirements to October 1, 2026, to provide stakeholders additional time to comply (Notice PIH 2025-27/H 2025-06). Beginning October 1, 2026, deficiencies identified under the new affirmative requirements will be included in the calculation of a property's inspection score. The extension applies to inspections conducted in the Public Housing and Multifamily Housing portfolios.

Sample Size Correction

The second revision to the NSPIRE Scoring Notice concerns a correction to the sample size. In reviewing the published notice, HUD identified two inadvertent errors in Table 9, Section V, titled, "Number of Units Sampled Under NSPIRE Scoring and Sampling

Methodology Based on Property Size.” HUD corrected those errors in correction notice

“National Standards for the Physical Inspection of Real Estate and Associated Protocols, Scoring Notice; Correction” (90 FR 5973) published in the *Federal Register* on January 17, 2025.

Specifically, the entries for the following two rows listing the number of units in a property were incorrect:

Units in property UPCS sample NSPIRE sample

111-132 22-23 26

133-166 23-24 27

HUD is correcting these errors so that these rows read as follows:

Units in property UPCS sample NSPIRE sample

111-133 22-23 26

134-166 23-24 27

The UPCS (Uniform Physical Condition Standards) and NSPIRE *sample sizes* remain unchanged.

For clarity, the corrected **Table 9**, in its entirety is as follows:

Table 9—Number of Units Sampled Under NSPIRE
Scoring and Sampling Methodology Based on
Property Size

Units in property	UPCS sample	NSPIRE sample
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	5	6
7	6	6
8	7	7
9	7	8
10	8	8
11-12	8	9
13-14	9	10
15-16	10	11
17-18	11	12

19-21	12	13
22-24	13	14
25-27	14	15
28-30	14	16
31-35	15	17
36-39	16	18
40-45	17	19
46-51	18	20
52-59	18	21
60-67	19	22
68-78	20	23
79-92	21	24
93-110	21-22	25
111-133	22-23	26
134-166	23-24	27
167-214	24-25	28
215-295	25	29
296-455	25-26	30
456-920	26	31
921+	27	32

The final revision concerns two corrections under Example 2, titled: “Example 2: A Property Where HUD Inspects 10 Units and the Unit Defect Deduction Value is Above 30”. The Defect Deduction Value Per Unit is listed incorrectly as 39.6 when it should be 37.6 as calculated in the following paragraph. Similarly, the Total Defect Deduction Value per Unit (Inspectable Area) is incorrectly entered as 379; this figure should be 310.2 as indicated correctly in the preceding paragraph.

IV. Final NSPIRE Scoring Notice

The current version of the NSPIRE Scoring Notice can be found on the HUD website and *Federal Register*.¹ HUD seeks comments on the three revisions to the scoring procedures for this public comment period.

¹ The published NSPIRE Scoring Notice can be accessed on Federal Register website at the following link: <https://www.federalregister.gov/documents/2023/07/07/2023-14362/national-standards-for-the-physical-inspection-of-real-estate-and-associated-protocols-scoring>.

HUD will respond to the comments received and take them into consideration as the final revisions to the proposed NSPIRE Scoring Notice are completed. If HUD makes changes to the published revisions, the final version of the NSPIRE Scoring Notice will be published in the *Federal Register*. HUD will also publish the final NSPIRE Scoring Notice at: <https://www.hud.gov/reac/nspire>.

V. Environmental Review

This Notice provides operating instructions and procedures in connection with activities under a Federal Register document, Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate” (88 FR 30442), that has previously been subject to a required environmental review. Accordingly, pursuant to 24 CFR 50.19(c)(4), this Notice is categorically excluded from environmental review under the National Environmental Policy Act (42 USC 4321, et seq.).

Benjamin Hobbs,
Assistant Secretary for Public and Indian Housing

Joseph M. Gormley,
President of the Government National Mortgage Association performing the delegable duties of the Assistant Secretary for Housing—Federal Housing Commissioner
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