



## AMENDMENT

### Dallas County Housing Agency Landlords New NSPIRE Inspection Protocol

The Department of Housing and Urban Development is implementing the National Standards for the Physical Inspection of Real Estate (NSPIRE) 24 CFR 5.709 as a replacement to the Housing Quality Standards (HQS). This notice is crucial as it provides essential information to help you prepare for these changes and avoid delays and failures in the inspection process.

NSPIRE has **NEW requirements** that Dallas County Housing Agency (DCHA) will implement with all inspections beginning **October 1, 2025**.

This notice provides important information to help you prepare for these changes and avoid delays in the inspection process.

- Smoke detectors with sealed batteries or hard-wired are required in ALL bedrooms, hallways, living room, common areas on each level of the dwelling unit.
- All units with a gas stove/water heater or connected garage must have a Carbon Monoxide Detector.
- GFCI protected outlets are now **required** when a water source is within 6ft. All ground fault circuit interrupters (GFCIs) must work properly (please adhere to your local, state, and federal regulation codes).
- Address and signage are now required at the beginning of the driveway and on the unit.

**Note: As of December 29, 2024, all battery-operated smoke detectors/alarms must have sealed, tamper-proof batteries in accordance with federal law for all HUD-Assisted Housing Programs.**

For more information on NSPIRE visit:

[www.hud.gov/program\\_offices/public\\_indian\\_housing/reac/nspire](http://www.hud.gov/program_offices/public_indian_housing/reac/nspire)

or email NSPIRE at [NSPIRE@hud.gov](mailto:NSPIRE@hud.gov) for frequently asked questions.

By offering affordable rental(s) to our Dallas County residents, you are part of the solution in providing safe, habitable dwellings, to our communities and a place to call home.

Thank you for your efforts to ensure compliance with the Federal standards. Your continued partnership with Dallas County Housing Agency is appreciated and contributes positively to our community.