HOUSING AUTHORITY OF FULTON COUNTY

HOUSING CHOICE VOUCHER PROGRAM

LANDLORD UPDATE: NSPIRE INSPECTION REQUIREMENTS

Attention: All HCV Property Owners and Landlords

The Housing Authority of Fulton County (HAFC) is committed to ensuring that all Housing Choice Voucher (HCV) units provide safe, sanitary, and decent housing for participating families. Landlords are responsible for maintaining their properties in compliance with applicable HUD inspection standards and correcting deficiencies within the required timeframes.

WHAT IS NSPIRE?

The National Standards for the Physical Inspection of Real Estate (NSPIRE) establishes standards for evaluating the physical condition of HUD-assisted housing. Inspections focus on identifying health and safety hazards and ensuring that assisted units meet applicable inspection requirements.

LANDLORD INSPECTION CHECKLIST

Please review the following items before your scheduled inspection:

- **Smoke and Carbon Monoxide Alarms:** Ensure required alarms are installed, operational, and properly located.
- **Electrical Safety:** Repair exposed wiring, unsafe outlets, missing outlet covers, and other electrical hazards.
- **Plumbing:** Correct leaks, ensure hot and cold running water is available where required, and maintain properly functioning toilets and fixtures.
- **Heating and Cooling:** Ensure required heating equipment operates safely. Address air-conditioning issues promptly, particularly during extreme heat.
- **Doors and Windows:** Repair broken glass, damaged locks, and doors or windows that cannot be secured properly.
- **Interior and Exterior Conditions:** Correct deteriorated surfaces, trip hazards, damaged flooring, and unsafe steps, railings, or walkways.
- **Kitchen and Bathroom:** Maintain functioning fixtures and address sanitation, ventilation, and moisture problems.
- **Utilities and Appliances:** Ensure required utilities and owner-provided appliances are operational and safe.

INSPECTION RESULTS & REQUIRED CORRECTIONS

Pass: The unit meets the applicable inspection requirements.

Pass with Comments: The unit passes but noted conditions should be addressed as directed by HAFC.

Fail: One or more deficiencies require correction. The landlord must comply with the correction deadlines communicated by HAFC.

Life-Threatening or Severe Health and Safety Deficiencies: These conditions require immediate attention and must be corrected within the applicable HUD-required timeframe. Failure to correct deficiencies may result in additional inspections, abatement of Housing Assistance Payments (HAP), or other action permitted by HUD requirements and the HAP Contract.

IMPORTANT REMINDERS

- Prepare the unit before every scheduled inspection.
- Provide safe access to all areas of the property.
- Ensure utilities are on and required appliances are available for inspection.
- Correct deficiencies promptly and provide access for reinspection when required.
- Maintain the property between annual inspections—not just on inspection day.
- Communicate with HAFC regarding repairs, access issues, and inspection scheduling.

Landlords are responsible for maintaining their units in compliance with applicable HUD requirements and the HAP Contract. Failure to correct deficiencies within the required timeframe may jeopardize continued HAP payments.

Sincerely,

Housing Choice Voucher Department

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