



## Vermont State Housing Authority

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[www.vsha.org](http://www.vsha.org)



September 13, 2024

Management Computer Services  
810 Monitor Street  
La Crosse, WI 54603

Dear Property Owners and Managers,

Effective October 1, 2024, Vermont State Housing Authority is changing the way we do inspections. We will move from the Housing Quality Standards (HQS) model to the National Standards for the Physical Inspection of Real Estate (NSPIRE). HUD's goal is to, "ensure that all voucher program participants live in safe, habitable homes, the items and components located inside the building, outside the building and within the unit must be functionally adequate, operable and free of health and safety hazards."

Please take a moment to watch this video which highlights how these changes will impact you:  
[www.youtube.com/watch?v=xEeBN1yhmRc](https://www.youtube.com/watch?v=xEeBN1yhmRc)

You can also find additional information here:  
[www.hud.gov/program\\_offices/public\\_indian\\_housing/react/nspire/resources](https://www.hud.gov/program_offices/public_indian_housing/react/nspire/resources)

If you have any questions, please reach out to your Field Representative. Visit [www.vsha.org/vsha-programs/rental-assistance-program/](https://www.vsha.org/vsha-programs/rental-assistance-program/) to see the map.

Sincerely,

Quay Thayer  
Inspection Coordinator  
(802)828-3095  
[Quay@vsha.org](mailto:Quay@vsha.org)

# How is NSPIRE different from HQS?

NSPIRE focuses on three inspectable areas: Inside, Outside and the Unit

## Inside

For buildings with a shared hallway, VSHA will only inspect areas on the "path of travel" from the building entrance, to the unit entrance. Other common areas such as laundry rooms, offices and community rooms will not be inspected unless there are reports of health/safety issues in those areas.

## Outside

VSHA will only inspect the exterior/grounds if the assisted unit is a single-family dwelling or duplex, and in the following circumstances:

- If issues on the interior appear to have resulted from exterior damage (such as a leak in the roof)
- If a shed, garage or carport is a freestanding building and designated for use by the assisted family
- In the event of an exterior inspection, only fences that are used to enclose utility equipment, play areas, swimming pools, and any other areas where the fence is securing an area on all four sides with a latching gate
- Manufactured homes will be inspected to verify that the home is properly secured with tie downs (if it is not mounted on a permanent foundation)

## Unit

Smoke detectors must be installed in the following areas:

- Outside each bedroom/sleeping area
- Inside every bedroom/sleeping area
- On every level of the residence, including floors without a bedroom/sleeping area

If the unit contains a fuel-burning appliance, is served by a forced-air furnace or has an attached garage, carbon monoxide detectors must be installed in each bedroom, or in the immediate vicinity of each bedroom.

Generally, VSHA will no longer perform reinspections. Owners will be required to submit documentation that repairs have been made directly to the Field Representative via email, fax or through the Landlord Portal.

**If you have questions about the Landlord Portal, please visit [www.vsha.org/landlords](http://www.vsha.org/landlords) and contact Jennifer Gray at 802-828-3020 or [jennifer.gray@vsha.org](mailto:jennifer.gray@vsha.org) for your registration code.**