OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
112 ST. MARY STREET | PO BOX 5418 | THIBODAUX, LA 70302
TELEPHONE/TDD 985.446.7217 | FAX 985.493.8762

IMPORTANT NOTICE TO PROPERTY OWNERS & LANDLORDS

RE: UPCOMING NSPIRE INSPECTION REQUIREMENTS

Dear Property Owner/Landlord,

The Housing Choice Voucher (HCV) Program will be transitioning to HUD's new **NSPIRE (National Standards for the Physical Inspection of Real Estate)** inspection standards. The compliance deadline for this transition is **February 1, 2027**.

To help prepare for this change, we encourage all landlords to review their rental properties and address any needed repairs before their next scheduled inspection.

COMMON INSPECTION ITEMS TO CHECK

1. SMOKE ALARMS & CARBON MONOXIDE (CO) ALARMS

- **Smoke Alarms:**
  - Must be installed on every level of the home.
  - Must be installed inside each bedroom.
  - Must be installed within 21 feet of each bedroom door.
  - Must be hardwired or have a sealed, non-removable 10-year battery.
  - All alarms must be working properly and produce an audible alarm when tested.
- **Carbon Monoxide (CO) Alarms:**
  - Required in units with fuel-burning appliances, fuel-burning fireplaces, or other qualifying conditions.
  - Must be installed inside each bedroom or in the immediate vicinity of each bedroom, as applicable.
  - Must be working properly and produce an audible or visual alarm when tested.

2. ELECTRICAL SAFETY

- Check for exposed wiring, damaged outlets, and missing outlet covers.
- Ensure required GFCI protection is in place.

3. PLUMBING

- Repair leaking faucets, pipes, toilets, and other water leaks.
- Address any signs of water damage.

4. DOORS & WINDOWS

- Ensure doors and windows open, close, and lock properly.
- Check for broken glass or other safety concerns.

5. FLOORS, STEPS & HANDRAILS

- Repair damaged flooring and unsafe steps.
- Make sure required handrails are secure and properly installed.

PLEASE BE PROACTIVE!
Taking care of these items ahead of time can help prevent inspection issues, failed inspections, and delays.

We appreciate your continued cooperation and partnership in providing safe, decent, and sanitary housing for our HCV families.

Sincerely,

City of Thibodaux
Housing Choice Voucher Program

EQUAL HOUSING OPPORTUNITY