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July 30, 2026

Dear Landlord,

As advised to you on August 19, 2025 and September 24, 2025 by the Housing Authority of Gloucester County (HAGC) and the Housing Authority of the Borough of Glassboro (GHA), HUD requires all Housing Authorities to switch from the Housing Quality Standards (HQS) inspection protocol to the new National Standards for the Physical Inspection of Real State (NSPIRE) protocol. Some requirements under the new NSPIRE protocol could have a major impact on your ability to pass an inspection for the Section 8 Housing Choice Voucher (HCV) program. The effective date for these requirements is **February 1, 2027**.

On July 15, 2026, HUD released PIH 2026-18 (available on our website) which includes updated administrative requirements and guidance, as well as a list of Deficiencies and their definitions. Life-Threatening and/or Severe (LT)/(S) deficiencies must be corrected within 24 hours after notification of the inspection results have been provided to the owner, while all non-life-threatening (NLT) deficiencies, known as moderate, must be corrected within 30 days. A list of LT/S deficiencies is attached to this letter for your convenience.

HAGC continues monitoring HUD's communications regarding NSPIRE implementations and periodically updates HAGC and GHA's websites with landlord focused resources and information. We encourage you to visit www.gloucestercountyhousingnj.gov and www.glassborohousing.org – Landlord Tabs to keep yourself informed.

HAGC and GHA greatly value your participation in the HCV Program. Together, we play an important role in offering safe, clean, and affordable housing to those who need it most in our community.

Sincerely,

Kimberly Gober
HAGC/GHA Executive Director

Property _____
Inspector: _____ Date: _____

Item	Defect	CAT	Location
Bathtub and Shower	D-1: Only 1 bathtub or shower is present and it is inoperable or does not drain. U	S	
Call for Aid System	D-1: System is blocked, or pull cord is higher than 6 inches off the floor. U, I, HCV D-2: System does not function properly. U, I, HCV	LT LT	
Carbon Monoxide Alarm	D-1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location. (AHR) U, HCV D-2: Carbon monoxide alarm is obstructed. U, I, HCV D-3: Carbon monoxide alarm does not produce audio or visual alarm when tested. U, I, HCV	LT LT LT	
Ceiling	D-3: Ceiling component is not functionally adequate. U, I	S	
Chimney	D-1: A visually accessible chimney, flue, or firebox connected to a fireplace or wood burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. U, I, O, HCV D-2: Chimney exhibits signs of structural failure. O, HCV	LT LT	
Clothes Dryer Exhaust Ventilation	D-1: Electric dryer transition duct is detached or missing. U, I, HCV D-2: Gas dryer transition duct is detached or missing. U, I, HCV D-3: Electric dryer exhaust ventilation system has restricted airflow. U, I, O, HCV D-5: Dryer transition duct is constructed of unsuitable material. U, I, HCV D-6: Gas dryer exhaust ventilation system has restricted airflow. U, I, O, HCV	LT LT LT LT LT	
Cooking Appliance	D-1: Cooking range, cooktop, or oven does not ignite or produce heat. U	S	
Door Entry	D-2: Entry door will not close. U D-4: Entry door cannot be secured. U D-6: Entry door is missing. U, I	S S LTS	
Door Fire Labeled	D-1: Fire labeled door does not open. U, I D-2: Fire labeled door does not close and latch or the self closing hardware is damaged or missing such that the door does not self close and latch. U, I D-3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised. U, I D-4: Fire labeled door seal or gasket is damaged or missing. U, I D-5: An object is present that may prevent the fire labeled door from closing and latching or self closing and latching. U, I D-6: Fire labeled door cannot be secured. U D-7: Fire labeled door is missing. U, I, HCV	S S S S S S LT	
Egress	D-1: Obstructed means of egress. U, I, O, HCV D-2: Sleeping room is located on the third floor or below and has an obstructed rescue opening. U, HCV D-3: Fire escape access is obstructed. U, HCV	LT LT LT	
Electrical Conductor, Outlet, and Switch	D-1: Outlet or switch is damaged. U, I, O, HCV D-2: Testing indicates a three pronged outlet is not properly wired or grounded. U, I, O D-3: Outlet does not have visible damage and testing indicates it is not energized. U, I, O D-4: Exposed electrical conductor. U, I, O, HCV D-5: Water is currently in contact with an electrical conductor. U, I, HCV	LT S S LT LT	
GFCI or AFCI Outlet or Breaker	D-1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable. U, I, O D-2: AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable. U, I, O D-3: An unprotected outlet is present within six feet of a water source. (AHR) U, I, O	S S S	
Electrical Service Panel	D-2: The overcurrent protection device is damaged. U, I, O, HCV D-3: The overcurrent protection device is contaminated. U, I, O	LT S	
Exit Sign	D-1: Exit sign is damaged, missing, obstructed, or not adequately illuminated. U, I, HCV	LT	
Fire Escape	D-1: Fire escape component is damaged or missing. O, HCV	LT	
Fire Extinguisher	D-1: Fire extinguisher pressure gauge reads over or under charged. U, I, O, HCV D-2: Fire extinguisher service tag is missing, illegible, or expired. U, I, O, HCV D-3: Fire extinguisher is damaged or missing. U, I, O, HCV	LT LT LT	
Flammable and Combustible Item	D-1: Improperly stored flammable or combustible item on or near an ignition source. U, I, O, HCV	LT	

U - Unit I - Inside O - Outside HCV - Housing Choice Voucher

Item	Defect	CAT	Location
Guardrail	D-1: Guardrail is missing or not installed. (AHR) U, I, O, HCV D-2: Guardrail is not functionally adequate. U, I, O, HCV	LT LT	
HVAC	D-1: The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit. (AHR) U, HCV D-2: The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit. (AHR) U, HCV D-4: Unvented space heater that burns gas, oil, or kerosene is present. (AHR) U, I, HCV D-5: Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance. U, I, HCV D-6: Heating system or device safety shield is damaged or missing. U, I D-8: Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing. U, I, O, HCV	LT S LT LT S LT	
Infestation	D-2: Extensive cockroach infestation. U D-4: Extensive bedbug infestation. UI D-6: Extensive mouse infestation. U D-8: Extensive rat infestation. U, I	S S S S	
Leak Gas or Oil	D-1: Natural gas, propane, or oil leak. U, I, O, HCV	LT	
Leak Sewage System	D-1: Blocked sewage system. U, I, O D-2: Leak in sewage system. U, I, O	S S	
Lighting-Auxiliary	D-1: Auxiliary lighting is damaged, missing, or fails to illuminate when tested. I, O	S	
Mold like Substance	D-2: Presence of mold like substance at high levels is observed visually. U D-3: Presence of mold like substance at extremely high levels is observed visually. U, I	S LTS	
Potential Lead based Paint Hazards Visual Assessment	D-2: Paint in a Unit or Inside the target property is deteriorated above the level required for lead safe work practices by a lead certified firm and passing clearance. U, I D-4: Paint outside on a target property is deteriorated – above the level required for lead - safe work practices by a lead - certified firm and passing clearance. O	S S	
Private Roads and Driveways	D-1: Road or driveway access to the property is blocked or impassable for vehicles. O	S	
Sharp Edges	D-1: A sharp edge that can result in a cut or puncture hazard is present. U, I, O	S	
Smoke Alarm	D-1: Smoke alarm is not installed where required. (AHR) U, I, HCV D-2: Smoke alarm is obstructed. U, I, HCV D-3: Smoke alarm does not produce an audio or visual alarm when tested. U, I, HCV	LT LT LT	
Sprinkler Assembly	D-1: Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head. U, I, O, HCV D-2: Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance. U, I, O, HCV D-3: Sprinkler assembly has evidence of corrosion. U, I, O, HCV D-4: Sprinkler assembly has evidence of foreign material that is detrimental to performance. U, I, O, HCV	LT LT LT LT	
Structural System	D-1: Structural system exhibits signs of serious failure. U, I, O, HCV	LT	
Toilet	D-1: Only 1 toilet was installed, and it is missing. U, HCV D-3: Only 1 toilet was installed, and it is damaged or inoperable. U	LT S	
Water Heater	D-1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material. U, I, O D-2: No hot water. U D-4: Chimney or flue piping is blocked, misaligned, or missing. U, I, O, HCV D-5: Gas shutoff valve is damaged, missing, or not installed. U, I, O, HCV	S S LT LT	
Window	D-3: Window will not close. U	S	