

DFI Training Academy

NSPIRE Inspector Training – Phase 1 Syllabus

Training Provider: Discovery Field Inspections (DFI)

Document Version: v1.0

Effective Date: February 2026

Applies To: All NSPIRE Inspector Training Cohorts – Phase 1

1. Course Description

Phase 1 of the NSPIRE Inspector Training Program provides comprehensive instruction on HUD's NSPIRE inspection framework, regulatory requirements, and inspection standards. This phase establishes foundational knowledge necessary for accurate, consistent, and compliant NSPIRE inspections.

Instructional content may be refined or adjusted as HUD guidance, regulatory updates, or operational requirements evolve.

2. Target Audience

Phase 1 is intended for:

- Current HUD employees working within the REAC / NSPIRE inspection environment
- Active NSPIRE inspectors requiring standards training
- Individuals entering the NSPIRE inspection industry as part of their pathway toward becoming an NSPIRE inspector

3. Phase 1 Learning Objectives

Upon successful completion of Phase 1, participants will be able to:

- Demonstrate foundational understanding of inspection-related building concepts
- Understand the transition from prior HUD inspection programs to NSPIRE
- Apply NSPIRE standards consistently and accurately
- Understand federal requirements impacting inspection conduct and scoring
- Identify and interpret inspection deficiencies correctly
- Apply scoring concepts appropriately

4. Phase 1 Schedule Overview

Day 1 – Orientation, Foundational Knowledge & Regulatory Overview (8 Hours)

- Course orientation and expectations
- Foundational building and construction knowledge review
- Overview of HUD inspection history and NSPIRE framework
- Federal inspection requirements and inspector responsibilities

Assessments:

- General Knowledge Test
- Foundational Knowledge Test

Day 2 – NSPIRE Standards Overview (Part I) (8 Hours)

- Structured review of NSPIRE standards
- Visual examples and discussion of common deficiencies
- Application across building systems and site conditions

Day 3 – NSPIRE Standards Overview (Part II) & Assessment (8 Hours)

- Continued standards instruction
- Complex inspection scenarios and scoring concepts

Assessment:

- NSPIRE Standards Final Exam

5. Assessment & Evaluation

Knowledge assessments are incorporated to evaluate participant understanding and measure training effectiveness in meeting Phase 1 objectives.

Successful completion of required examinations is necessary to advance to Phase 2.

6. Completion Criteria – Phase 1

Participants complete Phase 1 upon:

- Meeting attendance and monitoring requirements
- Participating in live instructional sessions
- Successfully completing required assessments

Advancement to Phase 2 requires successful completion of Phase 1 standards training.