

Section 8 Inspection Checklist (NSPIRE)

Room-by-room self-check for landlords | Property: _____ Unit: _____ Inspection date: _____

Whole unit

☐	Smoke alarm inside each bedroom	
☐	Smoke alarm outside each sleeping area (within 21 ft of bedroom doors)	
☐	Smoke alarm on every level, incl. basement	
☐	Smoke alarms hardwired or sealed 10-year battery; all sound when tested	
☐	CO alarm present and working (if gas/fuel appliance, fireplace, or attached garage)	
☐	No exposed wiring; all outlet and switch covers in place	
☐	Outlets work; 3-prong outlets grounded	
☐	GFCI protection on outlets within 6 ft of water; test/reset works	
☐	Electrical panel accessible; no open breaker slots	
☐	Permanent heating source works; no unvented fuel space heaters	
☐	No holes, leaks, water stains, or mold-like growth	
☐	No trip hazards (carpet, tiles, flooring)	
☐	Pre-1978: no peeling/chipping paint	
☐	No signs of pests	
☐	Windows not broken; open/stay open if designed to; locks work	

Living room

☐	Living room present (required)	
☐	Window in good condition	
☐	No damage or trip hazards	

Kitchen

☐	Sink with hot and cold water	
☐	Stove/range: all burners and oven work; knobs present	
☐	Refrigerator cold; door seals intact	
☐	Counter and cabinet space usable	
☐	Permanent light fixture	
☐	GFCI near sink	
☐	Range hood (if any) works, not blocked	

Bathroom(s)

☐	Sink, toilet, tub/shower all work	
☐	Toilet secure; flushes and refills	
☐	Hot and cold water	
☐	Exhaust fan or opening window	
☐	Permanent light fixture	
☐	GFCI near water	
☐	Door closes for privacy	
☐	No leaks; floor solid around toilet/tub	

Bedrooms	
☐ Smoke alarm inside room	
☐ Window present, opens, not blocked	
☐ Door, outlets, and lighting work	
☐ At least 1 bedroom or living/sleeping room per 2 people	
Halls & stairs	
☐ Handrail on stairs with 4+ risers; secure, full length	
☐ Guardrail at drops of 30 in or more	
☐ Stairs solid; treads intact	
☐ Stair lighting works	
Laundry & utility	
☐ Water heater TPR valve with discharge pipe	
☐ Gas appliances vented; no gas smell	
☐ Dryer vent connected, clear, metal (no plastic/vinyl)	
☐ Furnace exhaust vent intact	
Outside & entry	
☐ Entry doors close, latch, and lock	
☐ Steps/porch solid; handrails and guardrails where needed	
☐ Exterior outlets GFCI with weatherproof covers	
☐ No roof, siding, or gutter damage letting water in	
☐ Yard clear of trash and debris	
☐ Address numbers visible	
Inspection day	
☐ All utilities on (water, power, gas)	
☐ Access to every room, panel, water heater, furnace	
☐ Tenant notified; pets secured	
☐ Repair receipts and photos ready	

Fix first (usually 24-hour items): smoke and CO alarms, exposed wiring, missing GFCI near water, dryer vents, gas venting, water heater discharge line, handrails/guardrails.

General guidance only; not legal advice and not all-inclusive. Requirements vary by housing authority, so follow your PHA's written guidance. Based on 24 CFR 5.703 and HUD NSPIRE standards. Track repairs with photos in the PassFirst iPhone app: bomosi.com/products/passfirst. Not affiliated with HUD or any housing authority. © BoMoSi