Section 8 Inspection Checklist

Pre inspection self check based on HUD NSPIRE standards

ADDRESS AND UNIT	INSPECTION DATE
CHECKED BY	YEAR BUILT

SMOKE AND CARBON MONOXIDE ALARMS

- [ ] Smoke alarm on every level, inside each bedroom and within 21 feet of each bedroom door; each one tested and working
- [ ] Carbon monoxide alarm where the housing authority requires it (for example, fuel burning appliances or a fireplace)

HEAT AND WATER

- [ ] A permanently installed heat source works (no unvented gas, oil or kerosene space heaters)
- [ ] Furnace or boiler exhaust vent connected and not blocked; combustion cover and gas shutoff in place
- [ ] Hot and cold running water at the kitchen sink and in the bathroom
- [ ] Water heater: no leaks, pressure relief valve and discharge pipe in place, vent connected

ELECTRICAL

- [ ] Outlets within 6 feet of a sink, tub or other water source are GFCI protected and trip and reset
- [ ] No exposed wires, missing cover plates or open spaces in the breaker panel
- [ ] Every habitable room has 2 working outlets, or 1 outlet and a permanent light
- [ ] Permanent light fixture works in the kitchen and in each bathroom

KITCHEN

- [ ] Stove or range works, including all burners and the oven
- [ ] Refrigerator cools and the door seals
- [ ] Sink drains, no leaks, with space to prepare and store food

BATHROOM

- [ ] Toilet flushes, fills and is not loose
- [ ] Sink and tub or shower work and drain; no leaks
- [ ] Window that opens or a working exhaust fan

DOORS, WINDOWS AND EXITS

- [ ] Entry doors close and lock
- [ ] Windows open, close and lock where designed to; no broken glass
- [ ] Exits and bedroom windows used for escape are not blocked

Section 8 Inspection Checklist (continued)

WALLS, FLOORS, STAIRS AND RAILS

- [ ] No holes or loose material in walls, ceilings or floors
- [ ] Stairs have working handrails; guardrails where there is a drop
- [ ] No trip hazards or sharp edges
- [ ] Dryer exhaust duct connected (if there is a dryer)

LEAKS, MOLD AND PESTS

- [ ] No water, gas or sewage leaks
- [ ] No mold like growth
- [ ] No signs of roaches, rodents or bed bugs

OUTSIDE AND LEAD PAINT

- [ ] Address visible; steps, walkways and railings safe; outside outlets GFCI protected
- [ ] Built before 1978: no chipped, peeling or deteriorated paint

BEFORE THE INSPECTOR ARRIVES

- [ ] Owner paid utilities on, appliances in place, and the tenant told the date and time

ITEMS TO FIX AND DATE FIXED

Instructions for the landlord

Keep this page. Do not send it to the tenant.

HOW TO USE IT

- Walk the unit a week or two before the inspection and tick each item that passes.
- Fix anything not ticked, and write the date you fixed it.
- Make sure the tenant knows the inspection date and time.

DEADLINES AND STANDARDS

- Life threatening deficiencies must be fixed within 24 hours of notice; most others within 30 days (HUD Notice PIH 2026-18).
- Housing authorities must use NSPIRE for voucher inspections by February 1, 2027, and may use HQS until then.
- Ask your housing authority which standard and checklist it uses. This is not an official HUD form.

FREE GUIDE

simplerentledger.com/section-8-inspection-checklist/