

Kentucky Housing Corporation

NSPIRE Landlord Pre-Inspection Checklist

Below are common fail items that the KHC inspectors come across daily. This checklist is not inclusive of everything that could fail an NSPIRE inspection, however the use of this checklist will result in fewer failed inspections and give the owners a better understanding of what the inspectors look for during their inspections. You can view the HUD NSPIRE Standards in their entirety by visiting:

https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards

AREAS TO CHECK	WILL MY UNIT PASS INSPECTION	YES	NO
Handrails	Are handrails present at all steps with 4 or more risers?		
	Are the handrails installed at a height of 28-42 inches?		
	Are the handrails graspable by hand and are they secure?		
Guardrails	Are guardrails installed around any unprotected heights of 30 inches or more from the surface below? (Decks, porches, interior balconies etc.)		
	Are the guardrails secure and not missing spindles or other parts?		
	Is the guardrail a minimum of 30 inches high?		
Smoke Detectors	Are all smoke detectors electrically powered or sealed 10-year tamper proof batteries? (Smoke detectors receiving power solely from a removable battery are no longer allowed)		
	Is there a smoke detector installed on each level of the unit including the basement and walk in attic?		
	Is there a smoke detector installed inside each bedroom?		
	Is there a smoke detector installed outside each bedroom within 21 feet?		
	Are the smoke detectors installed at least 3 feet from the kitchen and bathroom and away from windows, doors, HVAC vents or any other ventilation source? (If installed on a ceiling, the edge of the detector must be more than 4 inches from the wall. If installed on a wall, the top edge of the detector must be between 4 and 12 inches from the ceiling.) Are they installed horizontally on the bottom of a joist in the basement?		
Carbon Monoxide Detectors	If the unit contains a fuel fired appliance or has an attached garage, are there carbon monoxide detectors present within proximity to each bedroom; one minimum per level and one in any room that contains a fuel fired appliance?		
Windows	Do all the windows in the unit open as designed, stay up unassisted and lock as designed? (Sticks and latches not permitted to hold windows open)		
	Are the windows free of hazards (cracked or broken) and If designed to have screens, are the screens present and free of large holes?		
	Is there at least one window present in the living room and bedroom(s)?		
Clothes Dryer	If a clothes dryer is present, is the unit vented properly with metal flex duct?		
	Are there no kinks in the duct or evidence of lint backed up?		
Doors	Are the doors secure with no broken jambs, trim or damaged weatherstrip?		
	Does the bathroom area have a door present for privacy?		
Walls & Ceilings	The walls and ceilings are free of cracks and holes?		
	The walls and ceilings are free of leaks, stains, or any mold-like substance?		
Electrical--GFCI	Are all outlets within 6 feet of any water source GFCI protected? (This includes the washer/laundry room outlet)		
	Are all exterior outlets GFCI protected and have waterproof covers present?		

Electrical-- General	Do all three prong outlets tested with a tester read wired correctly? (Cannot read reversed polarity or open grounds etc)		
	There is no open access to wires from missing breakers, missing, or broken electrical covers etc?		
	Do all light fixtures have globes, on the interior and exterior?		
	Are all cover plates on outlets and light switches free of cracks and breaks?		
Utilities	Are all utilities connected and will remain connected once the inspector arrives?		
Trip Hazards	There are no trip hazards present on any walking surface such as porches, decks, sidewalks, steps, driveways etc?		
Ventilation	The bathroom must have ventilation, is there an exhaust fan or a window present?		
	If the range hood is designed to vent to the exterior it is free of blockages and all parts are present?		
Appliances	Are the stove and refrigerator present, operable, in good repairs with no missing or damaged parts present?		
Address & Signage	Is the unit address/number clearly visible?		
Paint Interior/ Exterior	Is the interior and exterior free of deteriorated/defective paint? <i>Defective paint is defined as chalking, peeling, flaking, worn or cracking paint</i>		
Defective Paint	<i>A risk assessment will be required if there is defective paint above the de minimus above the de minimis level (inside or outside, including separate structures) and the following apply: Th unit was built prior to 1978, a child under the age of lives in the unit, or a member of the household is pregnant.</i>		

IF YOU CHECK "NO" TO ANY ITEM LISTED, THE UNIT WILL FAIL THE INSPECTION

ADVICE FOR THE LANDLORD:

KHC encourages owners to periodically inspect their properties using this checklist.

This will increase the number of passed inspections as well as ensure that your property stays in good repair.

Kentucky Housing Corporation is taking a proactive approach working with property representatives, tenants, and owners to ensure your unit passes on the first trip. Inspectors are willing to take your calls and answer any questions you have prior to your inspection. It is possible to connect virtually to assist you with any concerns you may have while preparing for inspections. Please reach out to 502-219-7051 for assistance to connect with the inspector for your area.