LAKE METROPOLITAN HOUSING AUTHORITY

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NSPIRE Move-In Ready Inspection Checklist

Each unit rented to a Housing Choice Voucher participant must pass a NSPIRE inspection. This checklist is designed to help owners prepare units for inspection and reduce common deficiencies. **Defective Paint Notice:** NSPIRE inspectors may require a property risk assessment when defective paint above de minimis levels is present in pre-1978 housing where a child under age 6 resides or a household member is pregnant. All listed items should be operational and completed prior to inspection.

Area to Check	Inspection Item	Pass / Fail
General - Defective Paint	Is the unit interior/exterior free of defective paint? Defective paint is flaking, peeling, worn, cracking, or chalking.	
General - Railings	Are there handrails at all steps that have 3 or more rises?	
General - Railings	Are all balusters and spindles present on staircases or decks?	
General - Railings	Is there a secured guardrail on porches more than 30 inches above ground?	
Interior - Health and Safety	Working smoke detector on each level, in each bedroom, and outside sleeping areas?	
Interior - Health and Safety	Are smoke detectors properly installed and located?	
Interior - Health and Safety	Is a carbon monoxide detector installed near sleeping areas where required?	
Interior - Health and Safety	Is the unit clean, ready to occupy, and are utilities on?	
Interior - Health and Safety	Are dryers vented to the outside?	
Interior - Health and Safety	Do all amenities operate properly?	
Interior - Walls and Ceilings	Free of holes, cracks, water damage, and defective paint?	
Interior - Floors	Free of trip hazards and in good repair?	
Interior - Security	Exterior and interior doors functioning and secure?	
Interior - Security	Do required window locks work properly?	
Interior - Windows	At least one window in each bedroom and living room?	
Interior - Windows	Do windows open, close, lock, and remain open properly?	
Kitchen Appliances/Electric	Do stove, oven, and refrigerator operate properly?	
Kitchen Appliances/Electric	Are required outlets GFCI protected?	
Bathroom - General	Toilet secure and functioning?	
Bathroom - General	Bathroom properly vented?	
Heating and Plumbing - Furnace	Proper venting, shutoff valve, sediment trap, and adequate heat?	
Heating and Plumbing - Water Heater	TPR valve, discharge line, venting, shutoff valve, and sediment trap installed?	
Electricity - General	Fixtures and outlets properly wired and functional?	
Electricity - General	Cover plates installed and wiring free of damage?	
Exterior - General	Property free of hazards, debris, and trip hazards?	
Exterior - General	Exterior outlets have weatherproof covers?	
Exterior - General	House numbers visible from street?	
Exterior - General	Garage free from hazards?	

This brief listing is for the purposes of information only is not intended as a completed listing