

Akron Metropolitan Housing Authority NSPIRE Landlord Inspection Checklist

Below are 49 major fail items that the AMHA Inspectors come across daily. This checklist is not inclusive of everything that could fail an NSPIRE Inspection, however the use of it will result in fewer failed inspections and give the owners a better understanding of what the inspectors look for during their inspections. Please also visit our Web site for further updates. www.akronhousing.org/landlord/news.aspx

Areas to check	Will my unit pass inspection?	Yes or No
General - Defective Paint	Is the unit interior/exterior free of defective paint? ** Defective Paint is considered paint that is flaking, peeling, worn, cracking or chalking	1
	Are there handrails at all steps that have 3 or more rises?	2
General - Railings	Are all the balusters and spindles present on a staircase(s) or deck.	3
	Is there a guardrail present on a porch that is more than 30" above the ground? Is it secured?	4
	Is there a smoke detector working on each level of the unit? Is there a smoke detector installed in EACH bedroom (see next entry for specifications)	5
Interior - Health and Safety	Are the smoke detectors installed at least 3 feet from the kitchen and bathroom? (If installed on a ceiling, it must be more than 4 inches from the wall. If installed on a wall, it must be between 4 and 12 inches from the ceiling.) Are they installed horizontally on the bottom of a joist in the basement?	6
	Is a CO2 Detector installed in the immediate vicinity of the sleeping area where there are gas furnace, hot water tank, stove, or attached garage?	7
	Is the unit clean and ready to occupy? Are the utilities turned on?	8
	Is there proper ventilation for Dryers? Are they vented to the outside?	9
	Do all amenities in the unit (central air, screen doors, screens, ceiling fans etc.) work as designed, with no missing parts?	10
	Are they free of holes and cracks?	11
Interior - Walls and Ceilings	Have all water stains on walls/ceilings been repaired/replaced? Has the leak been fixed?	12
	Are they free of defective paint?	13
	Are there any trip hazards? Ripped/torn/worn/unsanitary carpet? Missing tiles? Are the stairs in good repair? (Cannot be unlevel, slanted or broken.)	14
Interior - Floors	Do floors in the kitchen and bathroom have some type of cover base or baseboard trim?	15
	Have the double bolt key locks been removed from the unit? Have locks on all doors restricting exit from a room/unit been removed?	16
Interior - Security	Are all exterior doors weather-tight, lockable, open and close freely, in good repair, and have a threshold?	17
	Are interior doors present on all bedrooms and bathrooms, and operating as designed (fit properly in the door frame, free of locks which restrict exit from a room, do they have a washable finish)?	18
	Do all window sills within 6 feet from the ground have a lock?	19
	Is there at least one window in the bedroom? Living room?	20
Interior - Windows	Do the windows open, close, and lock properly? When opened, do they stay open without the use of a tool, such as a stick?	21
	Are the windows free of hazards (cracked or broken)? Is the frame free of cut hazards (staples, nails, etc)?	22
	Screens are not inspectable under the NSPIRE protocol.	23
	Do all the burners and the oven work? Are all knobs present with the temperature degrees visible?	24
Kitchen Appliances/Electric	Does the refrigerator/freezer work properly?	25
	Are the stove and refrigerator clean?	26
	Are all outlets within 6ft of a water source GFCI protected?	27

Areas to check	Will my unit pass inspection?	Yes or No
Bathroom - General	Is the toilet securely fastened to the floor and flushing properly?	28
	Have cracked/worn toilet seats been replaced?	29
	Are all outlets within 6ft of a water source GFCI protected?	30
	Is the bathroom vented to a crawlspace, attic, or vented to the outside through an exterior window, exhaust fan, or gravity vent?	31
Heating and Plumbing - Furnace	Does the gas flue have an uninterrupted upward flow (1/4" per foot of constant rise)? Is it vented and properly sealed?	32
	Is there a sediment trap and shut-off valve? Are they properly installed?	33
	Does the furnace provide a minimum of 70 degrees in the unit when it is below 40 degrees outside?	34
Heating and Plumbing - Water Heater	Does the water heater have a properly installed and functioning temperature-pressure relief valve that is rated for high temperatures?	35
	Is the discharge line present? Is it 2-6 inches from the floor?	36
	Is there a sediment trap and a shut-off valve? Are they properly installed?	37
	Is the gas flue properly vented and sealed? 1/4" per foot constant rise?	38
Electricity - General	Do all light fixtures have globes, on the interior and exterior?	39
	Do all fixtures and outlets work? Are they properly wired?	40
	Are all cover plates on outlets and light switches free of cracks and breaks?	41
	Have all frayed, cut, or exposed wires in the unit been replaced?	42
Exterior - General	Is the unit interior/exterior free of debris, trash, glass or other hazards?	43
	Is the roof free of leaks? Is it in good condition? Are the gutters and spouts?	44
	Are the sidewalk(s) and driveway free from tripping hazards?	45
	Are there lids for trash/waste disposal?	46
	Do all exterior outlets have weatherproof covers?	47
	Are the house numbers readable from the street?	48
	Is the Garage free from hazards?	49

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

Defective Paint	The NSPIRE Inspectors are required to request a full property Risk Assessment if there is defective paint above de minimis (inside or outside, including separate structures) and the following apply: The unit was built prior to 1978, a child under the age of 6 lives in the unit, or a member of the household is pregnant.
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Annual Inspections occur every 9 - 10 months so we can have them passed within a 12 month period.

Special/ Emergency Inspections can be conducted at any time.

Initial (Move-in) Inspection that are missed without giving a 24 hour notice must be logged a fail.

ADVICE FOR THE LANDLORD:

AMHA INSPECTIONS ENCOURAGE OWNERS TO PERIODICALLY INSPECT THEIR PROPERTIES USING THIS CHECKLIST, INCREASE THE NUMBER OF PASSED INSPECTIONS AS WELL AS ENSURE BASIC UPKEEP FOR THEIR PROPERTIES. CHECK THE LANDLORD PORTAL FOR UPCOMING INSPECTIONS!!

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