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NSPIRE: Pre-Inspection Checklist

Every unit that is to be rented and assisted under the Housing Choice Voucher Program must pass a NSPIRE Inspection. The list below details some of the common items that are cited during these inspections and can be used as guide to prepare the unit for the NSPIRE inspection, however, it is not comprehensive and is subject to variance.

- All utilities must be on at the time of inspection
- No chipping, flaking, peeling, chalking, or cracked paint on exterior or interior of unit
- Permanently installed heating system must be present and capable of heating entire unit to at least 68 degrees Fahrenheit
- Hot and cold running water in bathroom and kitchen
- Functional shower/tub
- Functional toilet that is securely mounted and does not leak
- Bathroom must have either openable window or exhaust fan that is vented to exterior or crawl space
- No plumbing leaks or clogged drains
- All plumbing fixtures must have P-Trap (gas trap) to prevent sewer gases from entering unit
- All windows and doors within 6 feet of ground or grade must operate properly and have a permanent workable lock. NOTE: double keyed locks are not permitted
- Each unit and subsequent building must have two means of egress (openable windows, doors, etc.)
- All outlets and electrical switches must have coverplate, work properly, and be wired correctly.
- Outlets within 6 feet of a water source are to be equipped with a GFCI receptacle.
- No missing, broken, cracked, or inoperable windows
- Leaks must not be present; check for staining and discoloration on walls and ceilings
- Hot water tank must have Temperature Pressure Relief Valve (TPRV) and discharge line must be within 6 inches of the floor
- Floor coverings such as carpet, tile, vinyl, etc. must be in good condition and cannot present a tripping hazard.
- Stair systems with 4 or more consecutive steps must have a handrail. Stair system must also be in good working order.
- Landings, porches, decks, balconies, etc., that are greater than 30 inches from the ground must have a handrail.
- Smoke detectors are required within 21 ft of all sleeping rooms, in each sleeping room, and on each level of the unit, including basements but excluding unfinished attics
 - Effective December 29, 2024, all smoke detectors must be hard wired or sealed 10-year battery.
- Carbon monoxide detectors are required within 15 ft of all sleeping rooms and within 15 ft of all fuel burning appliances.
- Unit must be free of infestation

IF AN OBJECT OR SYSTEM IS PRESENT, IT MUST FUNCTION AS INTENDED