BRAZORIA COUNTY
HOUSING AGENCY
1524 E. Mulberry, Suite 162, Angleton, Texas 77515

NSPIRE Tenant Checklist

Major areas to check before renting a unit

Walk through the actual unit you plan to rent. NSPIRE is HUD's National Standards for the Physical Inspection of Real Estate. This checklist helps you spot common concerns; BCHA makes the official inspection and approval decision.

Tenant name: _____ Walkthrough date: _____

Unit address and number: _____

Check each item that appears satisfactory. Mark N/A if it does not apply. Leave problems or items you cannot verify unchecked and describe them on page 2. Ask the owner to demonstrate equipment safely.

Fire safety and emergency exits

☐ Smoke alarms work, are not painted or covered, and are inside every bedroom, on every level, and outside sleeping areas within 21 feet of bedroom doors. If a door separates this outside alarm from the living area, an alarm is also on the living area side.

☐ Owner confirms smoke alarms are hardwired or sealed 10-year battery devices; newer construction or substantial rehabilitation may require hardwired alarms.

☐ Carbon monoxide alarms work and are unobstructed where required. Ask about fuel-burning appliances, fireplaces, and attached garages, and confirm required locations with BCHA.

☐ Exit doors, halls, and bedroom escape openings are clear. Security bars do not trap occupants inside.

Doors windows and electrical safety

☐ Exterior doors close and lock. Windows have no broken glass; windows designed to open operate and accessible windows can be secured.

☐ Outlets, switches, and cover plates are intact. No exposed wiring, scorch marks, sparks, or loose electrical fixtures are visible.

☐ Lights and outlets work. Ask the owner to show that protective outlets near water trip and reset. The electrical panel is accessible and covered.

Kitchen and appliances

☐ The refrigerator cools, and the freezer freezes. Doors and seals close properly.

☐ The cooking appliance works safely. Ask the owner to demonstrate the burners and oven, or the approved primary cooking appliance.

☐ Kitchen sink has hot and cold running water, drains freely, and does not leak. Look inside the cabinet below it.

☐ There is usable space to prepare and store food, without broken surfaces or sharp edges.

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NSPIRE Tenant Checklist Continued

Bathroom water and ventilation

☐ Toilet flushes, is secure, and does not leak. Tub or shower works, drains, and can be used in private.

☐ Bathroom sink has hot and cold water and drains. No leaking pipes, sewage backup, or sewage odor is present.

☐ Bathroom has working ventilation through an exhaust system or an operable window, as applicable.

Heating cooling and water heater

☐ Permanent heating works. Air conditioning works if provided. Vents are clear, and no unvented fuel-burning space heater is present.

☐ Hot water is available. Water heater has no visible leaks; visible exhaust piping is connected. Ask the owner to address missing or damaged safety piping.

Floors walls pests and exterior areas

☐ Floors, stairs, and walkways are stable and free of holes, loose flooring, and trip hazards. Handrails and protective railings are secure where needed.

☐ Walls and ceilings have no sagging sections, major holes, active leaks, or signs of structural failure.

☐ There is no visible mold-like growth, persistent dampness, or water damage. Report musty odors and ask about past leaks.

☐ No signs of rats, mice, roaches, or bedbugs are visible. Check cabinets, corners, and around plumbing for pests or droppings.

☐ Paint is not peeling, chipping, or flaking. Tell BCHA if the home was built before 1978, especially if a child under age six will live there.

☐ Shared halls, stairs, entry lighting, and outdoor paths are usable and clear of dangerous debris or standing sewage.

Before you commit to the unit

Give the owner and your caseworker a written list of concerns. Ask when repairs will be completed and which utilities you must arrange. Confirm the required inspection and approval steps with BCHA before signing a lease or moving in.

If you smell gas, see sparking wires, or hear a carbon monoxide alarm, leave the area and call 911 or the utility emergency number from a safe location. Do not remove electrical covers or adjust gas or water heater safety equipment.

Repairs or concerns to report: _____

_____

I reviewed this checklist and noted the concerns I observed. My signature does not certify that the unit passes inspection, waive repairs, or replace BCHA approval.

Tenant signature: _____ Date: _____

Reference: HUD NSPIRE Standards and HCV/PBV Inspection Checklist; HUD Notice PIH 2026-18. hud.gov/reac/nspire-standards