



Record of House of Multiple Occupation Inspection

Reference	406578
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Licence applied for	
Reference	406578
Property Address	12 Poplar Lane
Number of occupiers applied for	44
Number of bedrooms applied for	44
Contact Details	
Contact email	
Scheduled Date and Time of inspection	09:45
Date of application	
Time started on site	
Time finished on site	

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Property Characteristics							
Type of Property	Detached	Floor level	0	Number of hobs	2	Baths	0
Number of levels	2	Num. of bedrooms	44	Hob Fuel	Gas hobs	Showers	0
Num. of occupiers	44	Sprinkler Installed	No	Number of ovens	2	Toilets	0
Type of AFD	Part 1			Kitchen Sinks	2	Wash hand basin	0
HMO at time of inspection	Yes						

Summary of Inspection			
Inspection Type	Renewal Inspection	Recommend length of licence	Not assessed at this inspection
Inspection Outcome	Action required - revisit required	Standard	Satisfactory (Some non-compliance with statutory obligations & industry codes of practice. Standards are being maintained or improved)
Timescales for action	28 Days		
Notes			

Declaration			
Inspection and assessment by:		On behalf of the applicant	
Signature		Signature	
Name		Name	
Date		Role	

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Entrance	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not applicable	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Not applicable	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Not applicable	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of medium duration (FD60S)?	Not applicable	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Not applicable	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Letter box fitted with intumescent letter plate system	Not applicable	
14	Any and all wall openings to the common stair have been upgraded	Not applicable	
15	Carpet through hall unless over non residential property	Not applicable	



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Hallway	Item	Outcome	Notes
1	Smoke detector interlinked and hardwired and sounds when tested	Satisfactory	
2	Fire extinguisher is appropriate to size of the property and is correctly fixed	Not Satisfactory/Action Required	Mount fire extinguisher outside 21W.
3	Fire log book present and filled in	Satisfactory	
4	Fire action notice is present and filled in	Satisfactory	
5	The hallway is substantially free from combustibles and obstructions	Satisfactory	
6	Boiler controls are in the hallway or other communal area	Satisfactory	
7	Four additional sockets in the hallway or anywhere else in the property	0	Sufficient number throughout property.
8	Is there sufficient borrowed light in the hallway	Emergency lighting installed	

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Kitchen	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock. If a lock is required, please install a thumb turn style lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Not Satisfactory/Action Required	Sockets in the kitchen were overloaded. Distribute sockets safely or consider installing extra sockets.
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	Adequate provision of ovens with 1m of activity space in front of oven	Satisfactory	
16	Suitable ventilation (which may be mechanical)	Satisfactory	

Kitchen	Item	Outcome	Notes
17	Heat detector interlinked and hardwired	Satisfactory	
18	Adequate provision of hobs with 300mm of worktop either side	Satisfactory	
19	All controls on oven and hobs are clear and readable	Satisfactory	
20	Sink seals are bonded to surfaces and water tight and substantially free from mould	Not Satisfactory/Action Required	Replace damaged sink seals.
21	Adequate provision of worktop space (2m for 3 people plus 60cm for each person there after)	Satisfactory	
22	Window can open easily and stay in place	Not applicable	
23	Window is good repair and wind and water tight	Not applicable	
24	Is the window lockable at 1st floor or lower	Not applicable	
25	CO detector present if gas appliance present or flue passes through room	Satisfactory	
26	Cushioned vinyl flooring unless over non residential property	Satisfactory	
27	Ceiling is not covered in material that promotes spread of fire	Satisfactory	
28	Fire blanket is present and located by the door	Satisfactory	
29	Suitable ventilation (which may be mechanical)	Satisfactory	
30	Mains water or other potable water source	Satisfactory	
31	All openable windows, were present, are openable while standing on floor	Satisfactory	
32	6 useable sockets	10	
33	Adequate sinks and integral drainer for number occupiers (one sink with integral drainer for 5 people)		
34	Adequate storage and draw space (1 cubic meter for 5 people, and 0.2 for each people thereafter)		

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Living room	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock. If a lock is required, please install a thumb turn style lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets	4	2 extra sockets required.

Living Room	Item	Outcome	Notes
	16 Smoke detector interlinked and hardwired	Satisfactory	
	17 Adequate room size for number of occupiers	Satisfactory	
	18 Fixed heating with individual controls (typically TVRs)	Satisfactory	
	20 At least one fixed light controllable by a point near the door	Satisfactory	
	21 Window can open easily and stay in place	Satisfactory	
	22 Window is good repair and wind and water tight	Satisfactory	
	23 Is the window lockable at 1st floor or lower	Satisfactory	
	24 CO detector present if gas appliance present or flue passes through room	Not applicable	
	25 Carpet through unless over non residential property	Satisfactory	
	26 Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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Laundry	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Fill in gap in door. Replace damaged sink seals at back of counter.
2	Door closes and latches (unless of a certified non-latching design) when self-closing (if over 3sq m in size) or lockable	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal (if required)	Seals are damaged/have gaps and need repair	Damaged at side of door.
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
10	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
11	Has any fanlights been upgraded to resist fire?	Not applicable	
12	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
13	Sockets and switches and other accessories securely attached	Satisfactory	
14	Material stored in cupboard is a safe distance from lights	Satisfactory	

Laundry	Item	Outcome	Notes	
15	Smoke detector interlinked and hardwired (if required)	Satisfactory		
16	Ceiling is not covered in material that promotes spread of fire	Satisfactory		

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1w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Repair broken latch.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

1w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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2w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Not Satisfactory/Action Required	Replace missing screws.
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

2w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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3w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock. Replace damaged sink seals.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Not Satisfactory/Action Required	Replace missing screws.
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

3w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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4w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Panel at side of door coming away - re-attach.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

4w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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5w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Not Satisfactory/Action Required	Screws missing.
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

5w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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6w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required. Replace damaged sink seals.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

6w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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7w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

7w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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8w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

8w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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9w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required. Adjust closer.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

9w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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10w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock. Replace damaged sink seals.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Repair broken latch.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

10w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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11w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

11w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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12w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not Satisfactory/Action Required	Repair broken latch. Repair extractor fan in en-suite.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	Repair.
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

12w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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13w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	Repair.
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

13w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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14W	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required. Repair extractor fan in en-suite.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

14W	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Not Satisfactory/Action Required	Unable to open electronically controlled window.
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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15w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

15w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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16w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

16w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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17w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

17w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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18w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required. Adjust closer.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

18w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Not Satisfactory/Action Required	Replace missing glazing putty.
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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19w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

19w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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20w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

20w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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21w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

21w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

Record of House of Multiple Occupation Inspection

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22w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

22w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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23w	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not Satisfactory/Action Required	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	5	1 extra socket required. 1 socket being used for electric heating.

23w	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Not Satisfactory/Action Required	Remove pipe work or re-instate sink.
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	



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Staff sleepover room	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

Staff sleepover room	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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1e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

1e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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2e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Seals are damaged/have gaps and need repair	Damaged at side.
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

2e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Not Satisfactory/Action Required	Replace missing glazing putty.
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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3e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

3e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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4e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

4e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	



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Reference	406578
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5e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

5e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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6e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Repair damaged latch.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

6e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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7e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	Repair.
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

7e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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8e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Adjust closer.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

8e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	



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9e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Not Satisfactory/Action Required	Block mortise lock.
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

9e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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10e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Seals are damaged/have gaps and need repair	Damaged at side.
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

10e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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11e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required. Adjust closer.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

11e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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12e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Seals are damaged/have gaps and need repair	Replace missing strips and seals.
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

12e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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13e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Repair damaged latch.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Not Satisfactory/Action Required	Repair hinge.
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

13e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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14e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Adjust closer.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

14e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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15e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Not Satisfactory/Action Required	Replace missing screws.
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

15e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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16e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Repair damaged latch.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

16e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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406578

17e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	Repair.
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

17e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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406578

18e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Handle requires maintenance to operate correctly	Repair.
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

18e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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406578

19e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

19e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Satisfactory	
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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20e	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Not-latching	Latch required.
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Satisfactory	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Satisfactory	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Satisfactory	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	6 useable sockets in the bedroom	6	

20e	Item	Outcome	Notes
16	Smoke detector interlinked and hardwired	Satisfactory	
17	Adequate room size for number of occupiers	Satisfactory	
18	Fixed heating with individual controls (typically TVRs)	Satisfactory	
19	Is any boiler in the room of the room sealed type	Not applicable	
20	At least one fixed light controllable by a point near the door	Satisfactory	
21	Window can open easily and stay in place	Not Satisfactory/Action Required	Window unable to remain open unaided.
22	Window is good repair and wind and water tight	Satisfactory	
23	Is the window lockable at 1st floor or lower	Satisfactory	
24	CO detector present if gas appliance present or flue passes through room	Not applicable	
25	Carpet and underlay present unless over non residential property	Satisfactory	
26	Ceiling is not covered in material that promotes spread of fire	Satisfactory	

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Shower room across from 18W	Item	Outcome	Notes
1	Door is free from cracks, split panels, warping, has no openings and is otherwise sound	Satisfactory	
2	Door closes and latches (unless of a certified non-latching design) when self-closing	Satisfactory	
3	Gaps at top and side of door are 3 mm or less	Satisfactory	
4	Gap at bottom of door is not excessive	Satisfactory	
5	Hinges are secured and all screws are in place	Satisfactory	
6	Door handle securely attached and operates well	Satisfactory	
7	Combined Intumescent and smoke seals installed in the door or frame with no breaks, damage, or overpainting that compromises the seal	Not applicable	
8	Door meets a rebated jamb or door stop (stop jamb) when closed that extends past the gap between the frame (jamb) and the door on both sides and top of the door	Satisfactory	
9	The lock must be of a thumb turn type or otherwise operable without a key from the inside in all circumstances	Satisfactory	
10	If required by the layout, and/or height of the property, is the body of the door a certified fire door of short duration (FD30S)?	Not applicable	
11	If the door does not require to be a certified fire door, are the panels at least 10mm thick or has the door been upgraded using a tested and a proven proprietary system?	Not applicable	
12	Has any fanlights been upgraded to resist fire?	Not applicable	
13	Are sockets and switches and other accessories free from cracks, chips, and scorch markings?	Not applicable	
14	Sockets and switches and other accessories securely attached	Not applicable	
15	Are any sockets in incorrect zones?	Not applicable	
16	Suitable ventilation (which may be mechanical)	Not Satisfactory/Action Required	Repair extractor fan.

Shower room across from 18W	Item	Outcome	Notes
	17 Heat detector interlinked and hardwired	Not applicable	
	18 Seals are bonded to surfaces and water tight and substantial free from mould	Not Satisfactory/Action Required	Repair tiles in shower unit.
	19 Window can open easily and stay in place (if used for ventilation)	Not applicable	
	20 Window is good repair and wind and water tight	Not applicable	
	21 Is the window lockable at 1st floor or lower	Not applicable	
	22 CO detector present if gas appliance present or flue passes through room	Not applicable	
	23 Cushioned vinyl unless over non residential property	Satisfactory	
	24 Ceiling is not covered in material that promotes spread of fire	Satisfactory	
	25 All windows, where present, are openable while standing on floor	Not applicable	
	26 Walls and ceiling free from mould and condensation	Satisfactory	
	27 light light fitting should be IPX4 rated in zone 1 and 2	Satisfactory	