

Record of House of Multiple Occupation Inspection

Reference

380848

Licence applied for	
Reference	380848
Property Address	20 East Hermitage Place
Number of occupiers applied for	10
Number of bedrooms applied for	7
Contact Details	
Contact email	
Scheduled Date and Time of inspection	18/09/2018 14:46pm
Date of application	19/6/18
Time started on site	
Time finished on site	

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Property Characteristics							
Type of Property	Town House	Floor level	0	Number of hobs	1	Baths	2
Number of levels	3	Num. of bedrooms	7	Hob Fuel	Gas hobs	Showers	1
Num. of occupiers	7	Sprinkler Installed	No	Number of ovens	1	Toilets	2
Type of AFD	Part 1			Kitchen Sinks	1	Wash hand basin	2
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	Very Good (High standard of compliance with statutory obligations & Industry codes of practice, minor contraventions. Some minor non-compliance with statutory obligations & industry codes of practice)
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	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 medium duration (FD60S)?	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	Letter box fitted with intumescent letter plate system	Not applicable	
14	Any and all wall openings to the common stair have been upgraded	Satisfactory	
15	Carpet through hall unless over non residential property	Satisfactory	



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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	Satisfactory	
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	4	
8	Is there sufficient borrowed light in the hallway	Emergency lighting installed	

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Cupboard	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 (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)	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	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	
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?	Not applicable	
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	

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

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Bedroom 1	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?	Satisfactory	
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	

Bedroom 1	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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Kitchen	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 Satisfactory/Action Required	Requires combined intumescent strips and smoke 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	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	Satisfactory	
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	Satisfactory	
23	Window is good repair and wind and water tight	Satisfactory	
24	Is the window lockable at 1st floor or lower	Satisfactory	
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)	Satisfactory	
34	Adequate storage and draw space (1 cubic meter for 5 people, and 0.2 for each people thereafter)	Satisfactory	

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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	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 Satisfactory/Action Required	Requires combined intumescent strips and smoke 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	6	

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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Bedroom 2	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	Intumescent strips and smoke seals required	
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	

Bedroom 2	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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Bedroom 3	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	Intumescent strips and smoke seals required	
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	

Bedroom 3	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	Repair broken sash cord on right side of window. Mastic in disrepair please repair
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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Bedroom 4	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	

Bedroom 4	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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Bedroom 5	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	

Bedroom 5	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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Shower 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	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?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	Are any sockets in incorrect zones?	Satisfactory	
16	Suitable ventilation (which may be mechanical)	Satisfactory	

Shower room	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	Satisfactory		
19	Window can open easily and stay in place (if used for ventilation)	Satisfactory		
20	Window is good repair and wind and water tight	Satisfactory		
21	Is the window lockable at 1st floor or lower	Satisfactory		
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	Satisfactory		
26	Walls and ceiling free from mould and condensation	Satisfactory		
27	light light fitting should be IPX4 rated in zone 1 and 2	Satisfactory		

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Cupboard 2	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 (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)	Intumescent strips and smoke seals required	Contains boiler
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	

Cupboard 2	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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Bedroom 6	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	Intumescent strips and smoke seals required	
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	

Bedroom 6	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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Bedroom 7	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	Intumescent strips and smoke seals required	
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?	Satisfactory	
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	

Bedroom 7	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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Bathroom	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?	Satisfactory	
14	Sockets and switches and other accessories securely attached	Satisfactory	
15	Are any sockets in incorrect zones?	Satisfactory	
16	Suitable ventilation (which may be mechanical)	Satisfactory	

Bathroom	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	Satisfactory		
19	Window can open easily and stay in place (if used for ventilation)	Satisfactory		
20	Window is good repair and wind and water tight	Satisfactory		
21	Is the window lockable at 1st floor or lower	Satisfactory		
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	Satisfactory		
26	Walls and ceiling free from mould and condensation	Satisfactory		
27	light light fitting should be IPX4 rated in zone 1 and 2	Satisfactory		