SITE survey. APP

SITE SURVEY REPORT

Smoke and CO Alarm Check

Prepared for	Fern Lettings
Date	1 Oct 2026
Site	22 Fern Avenue
Prepared by	B. Shah

FORM

Smoke and CO Alarm Check

1. Check

Project	22 Fern Avenue: alarm check for new tenancy (completed example)
Client	Fern Lettings
Site	22 Fern Avenue
Site address	22 Fern Avenue, Stockport
Date of check	1 Oct 2026
Checked by	B. Shah, Fern Lettings
Reason	Start of a new tenancy
Tenancy start date	1 Oct 2026

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended in 2022, require landlords to make sure a smoke alarm is fitted on each storey with a room used as living accommodation, and a CO alarm in any room used as living accommodation that has a fixed combustion appliance, other than a gas cooker. Alarms must be checked as working on the day a new tenancy begins, and repaired or replaced as soon as reasonably practicable when a tenant reports a fault and the alarm is found not to be working.

2. Smoke alarms

Storeys 1: Ground floor hall

Storey (for example ground floor)	Ground floor hall
Smoke alarm fitted?	Yes
Tested and working?	Yes
Power	Mains with battery backup
Replace by (date on the alarm)	1 May 2033

Storeys 2: First floor landing

Storey (for example ground floor)	First floor landing
Smoke alarm fitted?	Yes
Tested and working?	Yes

Power	Sealed 10-year battery
Replace by (date on the alarm)	1 Feb 2034
Storeys without a working smoke alarm	0

3. Carbon monoxide alarms

Is there any fixed combustion appliance (boiler, fire, stove), other than a gas cooker?	Yes

Rooms with a fixed combustion appliance 1: Kitchen

Room	Kitchen
Appliance	Gas combi boiler
CO alarm fitted?	Yes
Tested and working?	Yes
Replace by (date on the alarm)	1 Dec 2026

Rooms with a fixed combustion appliance 2: Living room

Room	Living room
Appliance	Wood burning stove
CO alarm fitted?	Yes
Tested and working?	Yes
Replace by (date on the alarm)	1 Jan 2033
Rooms without a working CO alarm	0

4. Sign-off

Alarms fitted or replaced today	None today. The kitchen CO alarm reaches its replace-by date in December 2026; replacement booked for 24 November.

Photos of the alarms



Tenant shown how to test the alarms?	Yes
Tenant name	E. Moore
Tenant signature (alarms shown working)	E. Moore
Landlord or agent	B. Shah
Signature	B. Shah