

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
Time	10:00
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
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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.
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Photos of the alarms



Illustrative stamp: 1 Oct
2026 09:15 BST · sample
GPS 51.5074, -0.1278.
Original photo capture
date/location unverified.

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