

Smoke Alarms and Carbon Monoxide Alarms

We must test smoke alarms at EVERY property inspection, without fail. We are relied upon by the agent to ensure we document that the smoke alarms and carbon monoxide alarms are compliant.

If there are any issues with smoke or carbon monoxide alarms you must call Natalie immediately and let her know. This will give the agent time to rectify it before the tenant moves in.

Smoke Alarms

The law states that each property must have a working smoke alarm on each floor.

To test an alarm – firmly press and hold the test button, keep pressing until the alarm sounds, **this might take up to 15/20 seconds**. You often find that by testing just one alarm it sets the others off. This is fine, but please make sure that there is a working smoke alarm on each floor.

Please take photographs of the alarms, preferably showing the green light (if there is one).

Carbon Monoxide Alarms

The law states that there must be a carbon monoxide alarm in each room with a gas boiler, solid fuel burning appliance (Open fire, log burner, Park Ray). It is best practise to have a carbon monoxide alarm in a kitchen with a gas hob/oven.

Again, if there are any issues, please let Natalie know immediately and record it on the report.

Please see the pictures below to help identify the alarms.



This is a normal hard wired alarm – see the green button? Try and photograph it showing the green light.



This is a heat detector – normally found in kitchens. Treat as a smoke alarm.



This is an alarm of a full built in system, usually in a block of flats and centrally managed. It is legal to just have these in flats. But advisable to have additional alarms. We cannot test these. But please note on the report that it is a communal system, and record and test any additional alarms.



As you can see here, there is both a communal alarm and a hard wired alarm.



This is another style of hard wired alarms.

These are all battery alarms – these must be tested very carefully and any issues reported. If they are bleeping we must report as it means the batteries are low.





These are dual smoke and carbon monoxide alarms. If this is the case, just make sure that the rules are complied with regarding the location of the alarm (on each floor and by a solid fuel burning appliance)



This alarm has a dust cover on as they have been doing maintenance or it is a brand new property. These **MUST BE REMOVED** by us and alarms tested. Photos must show alarms without covers on.



This is a plastic cover on an communal alarm, again this must be removed. If you are unable to remove for any reason, report immediately to the agent.



This is a smoke alarm test button, usually in properties with very high ceilings.



You may see one of these in larger properties (They are often red) , they will control the integrated system. Please photograph it and just check the lights on them, please check for green lights and check there are no red lights showing a fault.

Carbon Monoxide Alarms



