



Property MOT Passport

1 Energy Performance Certificate (EPC) completed in the last 10 years? Yes No

EPC Rating: If F or G rated, have you registered for an exemption? Yes No

Date of EPC: Date of exemption: Date exemption expires:

Expiry of EPC: Reason for exemption:

2 Is there gas at the property? Yes No Are there any gas appliances capped off? Yes No

Are there gas appliances at the property? Yes No

How many gas appliances (Please tick the appliances and number in the property)? If yes, list here:

Gas boiler qty. Gas fire qty. Gas hob qty. Gas oven qty.

Gas Safety Record (GSR) completed in the last 12 months is attached: Yes No

Date carried out: Next GSR due date:

3 Are there solid fuel appliances in the property? Yes No If yes, has an Annual Safety Report for solid fuel or oil combustion been completed in the last year? Yes No

4 Are there working smoke alarms on each floor of the property? Yes No Date alarm tested:

Expiry date of smoke alarm: Attached photographs of

5 Are there working carbon monoxide alarms, compliant with the British Standard EN 50291 in place if a fuel burning appliance is present in the property (situated according to manufacturer's instructions)? Yes No

Date alarms tested: Expiry date of carbon monoxide alarms:

Please note: All carbon monoxide alarms must also be tested on tenancy start date

6 Has an Electrical Installation Condition Report (EICR) has been carried out in the last 5 years? Yes No

Date carried out: Are there any category 1 or category 2 works required noted on the EICR? Yes No

Have all necessary remedial works been carried out? Yes No Date next check is dues:

Please note: All works must be complete before the tenancy can start

7 Has a visual electrical inspection has taken place in the last 2 years? Yes No

8 Are there portable electrical appliances in the property? Yes No

Has a Portable Appliance Test (PAT) been carried out in the last 2 years? Yes No

If needed, has any urgent remedial action been carried out? Yes No

If urgent remedial work has not been completed, will it be completed before the tenancy start date? Yes No Date next check due:



Property MOT Passport cont.

9 I have read the HHSRS hazard checklist and no defects were identified that would render the premises unfit for human habitation: Yes No

10 Has an up-to-date Legionella Risk Assessment has been completed in line with HSE Guidance? Yes No
Date carried out: Next risk assessment due date:

11 **Security:** Do all windows with locks have keys? Yes No
Do all external doors have at least one working five lever mortice lock? Yes No

12 **Trips and Hazards:** Are stairwells are maintained, without obstacles and have secure banisters without any openings greater than 100mm? Yes No
Can any changes in floor height can be seen clearly in indoor and outdoor areas? Yes No
Are rooms well lit? Yes No Do all blinds have safety cleats? Yes No

13 Do all pillows, cushions, upholstered headboards, bed bases, sofas, chairs, or soft furnishings owned by the Landlord have an F&F label attached? Yes No
Date checked: **If in doubt, move it out.**

14 Are there any signs of damp or mould in the property? Yes No
If yes: Where is it? Is it rising damp, condensation or penetrating damp?
Is additional ventilation required? Yes No
The following works will be completed before the tenancy start date:

15 Will an inventory report/schedule of condition report will be given to the tenant on the start date of the tenancy: Yes No
The inventory will be provided by: Landlord Tenant Inventory Clerk

Property address:

Date checklist completed:

Tenancy start date:

Unique property reference number:

I, the landlord/principal duty holder (delete as appropriate), confirm that the above checks have been carried out for the property specified above.

Signature:

Print name:

Date: