

Live Inspection



Reports@nestfinders.com

Property inspected by Aaron Cooper

Address

Gate Parkway N
Jacksonville FL
32246



Carried Out

**August
2nd 2024**
1:15 EDT

Property report prepared by



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Add notes here...

Disclaimers

Both Tenant, Manager, and or Landlord understand that this is NOT a certified home or property inspection. This report is for the purposes of documenting the current condition of the property.

1. PROPERTY INFORMATION

Ref	Name	Description
1.1	Responsible Person	Leo
1.2	Lead Assessor	Name: Aaron Cooper Main Contact No:
1.3	Date of Assessment	08/02/2024
1.4	Date of Previous Assessment	
1.5	Suggested Date of Review	
1.6	Number of Floors	1
1.7	Approx. Floor Area	Per floor: m2 Gross: m2 Ground floor: m2
1.8	Use of Premises	Residential Commercial Other
1.9	Details of Construction	

2. OCCUPANTS

Ref	Name	Description
2.1	Approx. maximum no.	1
2.2	Approx. no. of employees at any one time	11
2.3	Maximum no. of members of public at any one time	3
2.4	Associated times / house in occupation	i.e: 9am - 5pm
2.5	Comments	

3. OCCUPANTS AT RISK FROM FIRE

Ref	Name	Description
3.1	Sleeping occupants	
3.2	Disabled occupants	
3.3	Occupants in remote areas	
3.4	Lone workers	
3.5	Young persons	
3.6	Others	
3.7	Comments	

4. EXPERIENCE OF FIRE LOSS

Ref	Name	Description
4.1	Date	
4.2	Brief details	
4.3	State cause (if known)	
4.4	Action taken	
4.5	Other relevant information	

5. RELEVANT FIRE SAFETY LEGISLATION

Ref	Name	Description
5.1	Fire safety legislation which applies to these premises	
5.1.1	-	Fire safety Order 2005
5.1.2	-	Dangerous Substances and Explosive Atmospheres Regulations 2002
5.2	Legislation above is enforced by	
5.3	Other legislation that makes significant requirements for precautions in these premises	
5.4	Legislation referenced in 5.3 enforced by	
5.5	Comments	

6. FIRE HAZARDS | ELIMINATION & CONTROL - ELECTRICAL

Ref	Name	Answer	Comments
6.1	Reasonable measures taken to prevent fires of electrical origin?		
6.2	Fixed installation periodically inspected and tested?		
6.3	Portable appliance testing (where appropriate) carried out?		
6.4	Suitable policy regarding the use of personal electrical appliances?		
6.5	Suitable limitation of trailing leads and adapters?		

7. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
7.1	Hazards	
7.2	Comments	

8. SMOKING

Ref	Name	Answer	Comments
8.1	Are reasonable measures taken to prevent fires as a result of smoking?		
8.2	Is smoking prohibited on the premises?		
8.3	Is smoking prohibited in appropriate areas?		
8.4	Are there suitable arrangements for those who smoke?		
8.5	Does this policy appear to be observed at time of inspection?		

9. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
9.1	Hazards	
9.2	Comments	

10. ARSON

Ref	Name	Answer	Comments
10.1	Does the basic security against arson by outsiders appear reasonable?		
10.2	Is there an absence of unnecessary fire load in close proximity to the premises?		

11. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
11.1	Hazards	
11.2	Comments	

12. PORTABLE HEATERS / HEATING INSTALLATIONS

Ref	Name	Answer	Comments
12.1	Is the use of portable heaters avoided as far as practicable?		
12.2	If portable heaters are used: Is the use of the more hazardous materials voided?		
12.3	Are suitable measures taken to minimize the hazard of ignition of combustible materials?		
12.4	Are fixed heating installations subject to regular maintenance?		

13. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
13.1	Hazards	
13.2	Comments	

14. APPLIANCES | COOKING

Ref	Name	Answer	Comments
14.1	Are reasonable measures taken to prevent fires as a result of cooking?		
14.2	Are filters changed and ductwork cleaned regularly?		
14.3	Are suitable extinguishing appliances available and easily accessible?		

15. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
15.1	Hazards	
15.2	Comments	

16. LIGHTNING

Ref	Name	Answer	Comments
16.1	Does the premises have a lightning protection system?		

17. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
17.1	Hazards	
17.2	Comments	

18. HOUSEKEEPING

Ref	Name	Answer	Comments
18.1	Is the standard of housekeeping adequate?		
18.2	Are combustible materials separated from recognised ignition sources?		
18.3	Is there appropriate storage of hazardous materials?		

19. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
19.1	Hazards	
19.2	Comments	

20. HAZARDS - OUTSIDE CONTRACTORS / BUILDING

Ref	Name	Answer	Comments
20.1	Are fire safety conditions imposed on / followed by outside contractors?		
20.2	Is there satisfactory control over works carried out on the premises by outside contractors?		
20.3	If there are in-house maintenance personnel, are suitable precautions taken during 'hot work'?		

21. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
21.1	Hazards	
21.2	Comments	

22. DANGEROUS SUBSTANCES

Ref	Name	Answer	Comments
22.1	Are the general fire precautions adequate to address the hazards associated with any identified dangerous substance?		
22.2	If 22.1 applies, has a specific risk assessment been carried out (Required by Dangerous Subs)?		

23. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
23.1	Hazards	
23.2	Comments	

24. FIRE HAZARDS

Ref	Name	Answer	Comments
24.1	Are there other fire hazards to be considered?		

25. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
25.1	Hazards	
25.2	Comments	

26. FIRE PROTECTION MEASURES | MEANS OF ESCAPE

Ref	Name	Answer	Comments
26.1	It is considered that premises has reasonable means of escape in case of fire. More specifically: adequate design of escape routes?		
26.2	Adequate provision of exits?		
26.3	Exits easily and immediately openable?		
26.4	Avoidance of sliding/revolving doors as fire exits?		
26.5	Satisfactory means for securing exits?		
26.6	Suitable protection of escape routes?		
26.7	Suitable fire precautions for all inner rooms?		
26.8	Escape routes unobstructed?		

27. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
27.1	Hazards	
27.2	Comments	

28. REASONABLE DISTANCES OF TRAVEL

Ref	Name	Answer	Comments
28.1	Where there are alternative means of escape; is there suitable protection of escape routes?		
28.2	Are escape routes unobstructed?		
28.3	Is there a single direction of travel? Please identify and comment on suitability		
28.4	Have appropriate means of escape for disabled people been provided?		
28.5	Are there suitable fire precautions for inner rooms?		

29. COMMENTS / HAZARDS OBSERVED

Ref	Name	Description
29.1	Hazards	
29.2	Comments	

30. MEASURES TO LIMIT FIRE SPREAD & DEVELOPMENT

Ref	Name	Answer	Comments
30.1	Is it considered that there is compartmentation of a reasonable standard? (see note 2)		
30.2	Is it considered that there is a reasonable limitation of linings that might promote fire spread? (see note 3 & 4)		
30.3	Is it considered that there are fire dampers (provided as necessary) to protect critical means of escape?		

31. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
31.1	Hazards	
31.2	Comments	

32. EMERGENCY ESCAPE LIGHTING

Ref	Name	Answer	Comments
32.1	Is there a reasonable standard of emergency escape lighting system? (see note 4)		

33. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
33.1	Hazards	
33.2	Comments	

34. FIRE SAFETY ALARMS

Ref	Name	Answer	Comments
34.1	Is there a manually operated electrical fire alarm system provided? (see note 5)		
34.2	Is an automatic fire detection system provided?		
34.3	Is there a remote transmission of alarm signals?		
34.4	What is the extent of automatic fire detection for the occupancy and fire risk?		
34.5	Is there a reasonable standard of fire safety in and around the premises?		

35. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
35.1	Hazards	
35.2	Comments	

36. MANUAL FIRE EXTINGUISHERS APPLIANCES

Ref	Name	Answer	Comments
36.1	Fire extinguishing appliances - state type of system currently employed		
36.2	Is there provision of portable fire extinguishers?		
36.3	Are extinguishing appliances readily accessible?		
36.4	Is there suitable provision of firefighters switches?		
36.5	Are hose reels provided?		

37. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
37.1	Hazards	
37.2	Comments	

38. PROCEDURES & ARRANGEMENTS

Ref	Name	Answer	Comments
38.1	Fire safety is managed by which person(s)?		
38.2	Have designated competent person(s) been appointed to assist in preventive/protective measures?		
38.3	Is there a suitable record of the fire safety arrangements?		
38.4	More specifically are procedures in event of fire appropriate and properly documented?		
38.5	Are there appropriate fire procedures in place?		
38.6	Are there easily accessible and clear arrangements for summoning the fire and rescue service?		
38.7	Are there arrangements to meet fire/rescue service on arrival?		
38.8	Are arrangements for ensuring that the premises have been evacuated?		
38.9	Is there a suitable fire assembly point(s)?		
38.10	Are there adequate procedures for evacuation of disabled people?		
38.11	Are there persons nominated and trained to use fire extinguishing appliances?		
38.12	Are there persons nominated/trained to assist evacuation, including disabled people?		
38.13	Is there appropriate liaison with fire and rescue services?		
38.14	Are there routine in-house inspections of fire precautions?		

39. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
39.1	Hazards	
39.2	Comments	

40. TRAINING & DRILLS

Ref	Name	Answer	Comments
40.1	Have all staff been given fire safety instruction/ training on induction?		
40.2	Are all staff given periodic 'refresher training' at suitable intervals?		

41. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
41.1	Hazards	
41.2	Comments	

42. STAFF TRAINING

Ref	Name	Answer	Comments
42.1	Does all staff training provide info/instruction/training on the following:		
42.2	Fire risks in the premises?		
42.3	The fire safety measures on the premises?		
42.4	Action in the event of fire?		
42.5	Action on hearing the fire alarm?		
42.6	Method of operation of manual call points?		
42.7	Location and use of fire extinguishers?		
42.8	Suitable means of summoning the fire and rescue service?		
42.9	Persons nominated to assist with evacuation?		
42.10	Persons nominated to use fire extinguishing appliances?		
42.11	Are staff with special responsibilities given extra training?		
42.12	Are fire drills carried out at appropriate intervals		
42.13	Employees of another employer work in the premises: is their employer given appropriate information?		
42.14	Are they provided with adequate instructions/info?		

43. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
43.1	Hazards	
43.2	Comments	

44. TESTING & MAINTENANCE

Ref	Name	Answer	Comments
44.1	Is there adequate maintenance of premises?		
44.2	Weekly testing and periodic servicing of fire detection and alarm system?		
44.3	Monthly and annual testing routines for emergency escape lighting?		
44.4	Annual maintenance of fire extinguishing appliances?		
44.5	Periodic inspection of external escape staircases and gangways?		
44.6	Six monthly inspection and annual testing of rising mains?		
44.7	Weekly/monthly/annual testing/six-monthly inspection of fire-fighting lifts?		
44.8	Weekly testing and periodic inspection of sprinkler installations?		
44.9	Routine checks of final exit doors and/or security fastenings?		
44.10	Annual inspection and testing of lightning protection system?		
44.11	Systems in place for reporting/restoration of below standard safety measures?		
44.12	Other relevant inspections or tests: please state type, frequency		

45. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
45.1	Hazards	
45.2	Comments	

46. RECORDS

Ref	Name	Answer	Comments
46.1	Are there appropriate records of fire drills?		
46.2	Fire training?		
46.3	Fire alarm tests?		
46.4	Emergency escape lighting tests?		
46.5	Maintenance and testing of other fire protection systems?		

47. COMMENTS / DEFICIENCIES OBSERVED

Ref	Name	Description
47.1	Hazards	
47.2	Comments	

48. FIRE RISK ASSESSMENT / TABLE & INFORMATION

Ref	Name	Description
48.1	Risk Level Estimator	The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.
48.1.1	-	Add in table
48.2	low	Unusually low likelihood of fire as a result of negligible potential sources of ignition
48.3	medium	Normal fire hazards (eg potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings)
48.4	HIGH	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire
48.5	Risk Level Estimator	In this context, a definition of the above terms is as follows:
48.5.1	-	Add in table
48.6	Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs)
48.7	Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities
48.8	Extreme Harm	Significant potential for serious injury or death of one or more occupants

49. RISK BASED CONTROL / ACTION PLAN

Ref	Name	Description
49.1	Note	A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:
49.2	Risk Level - Trivial	No action is required and no detailed records need to be kept
49.3	Risk Level - Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost
49.4	Risk Level - Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with the consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
49.5	Risk Level - Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken
49.6	Risk Level - Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced
49.7	NOTE:	(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

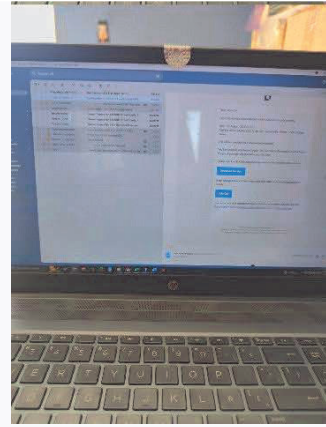
50. ACTION PLAN

Ref	Name	Description
50.1	NOTE:	It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level
50.2	Level of Recommendations	Trivial Tolerable Moderate Substantial Intolerable

51. GUIDANCE NOTES

Ref	Name	Description
51.1	Note 1	Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained
51.2	Note 2	Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate
51.3	Note 3	A full investigation of the design of HVAC systems is outside the scope of this fire assessment
51.4	Note 4	Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out
51.5	Note 5	Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out
51.6	Note 6	This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment

Property Images



02 Aug 2024 13:10



02 Aug 2024 13:10

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inspection in writing within seven days of receipt of this Inspection then I/we accept the Inspection as being an accurate record of the contents and condition of the property.

Signed by the Tenant

LEONARDO

Signed by the

Signatures

Print Name

Date / /