

# Plan Summary

# Landlord – Gas Safety Inspection (CP12)

This plan provides a Gas Safety Inspection for landlords.

A summary of the main benefits and exclusions under the plan is set out below. **For a full description of what is and what is not included, please see the plan terms and conditions.**

What is included	What is not included
<p>A full inspection of the fixed gas appliances at your property, which will include the following:</p> <ul style="list-style-type: none"><li>✓ Check the appliance for gas tightness</li><li>✓ Check the standing and working pressure if test points are available</li><li>✓ Check the burner pressure/ gas pressure against the manufacturer's data plate</li><li>✓ Check for the satisfactory provision of all necessary ventilation</li><li>✓ Test the flue flow to ensure removal of products of combustion</li><li>✓ Check the satisfactory operation of safety devices</li><li>✓ Check for physical stability, presence and effectiveness of brackets (where appropriate)</li><li>✓ Investigate any evidence of unsafe operation and report to the landlord</li><li>✓ Issue landlord gas safety record</li></ul>	<p><b>The main exclusion is:</b></p> <ul style="list-style-type: none"><li>✗ <b>Heating or plumbing problems</b></li></ul> <p>Other exclusions include:</p> <ul style="list-style-type: none"><li>✗ The cost of remedial work, repair or parts needed for any fault, which is found before or during the landlord gas safety inspection</li><li>✗ Any maintenance or remedial work is your responsibility and does not form part of this agreement. Such work will need to be completed at your cost</li></ul>
<p>We will contact you to arrange for an engineer to carry out a landlord gas safety inspection of the fixed gas appliances at your property. The landlord gas safety inspection will record the appliance and whether or not it is safe to use at the time of inspection. Landlord gas safety inspections are normally undertaken Monday to Friday, 9am to 5pm, excluding bank holidays.</p>	

**Who is eligible for this plan?** This plan is for landlords only. Retail, commercial and other premises used for business are not eligible for this plan, and council and housing association tenants will not need this service. Mobile homes, bedsits, sub-divided homes and sub-let properties are not covered.

### How can this plan be cancelled?

You can cancel the plan by contacting HomeServe in writing, by telephone or by using the cancellation form online at <http://www.homeserve.com/cancellationletter>. The cancellation period is 28 days after your plan start date. If you cancel within this period you will receive a full refund unless you choose to have your Landlords Safety Inspection completed during this period, in which case you will lose your right to cancel and will not receive a refund. If you cancel after this period and you have not received your Landlords Safety Inspection, you will receive a refund of any payments made minus any applicable administration fee. If you cancel after this period and you have received your Landlords Safety Inspection, you will not be entitled to a refund. For further information, please see the Terms and Conditions.

### What happens at the end of this plan period?

Your plan is for 12 months. You will receive your new plan documentation in advance of renewal to give you time to consider whether the plan is still right for you. If you pay by Direct Debit or credit/debit card, excluding Maestro payments, your plan will automatically renew on the terms in your new plan documents unless you tell HomeServe you do not wish to renew. If you choose any other method of payment you will be sent an invitation to renew prior to your renewal date which will explain how you can renew.

**Please read the plan terms and conditions for further information.**