

## Property & inspection details

Address

8 Example Lane, Swansea, SA1 1AA

Visit Number

Month 4 of monitoring contract

Inspector

Dean Sedgebeer

Report Ref

VCT-SAMPLE-MON-01

Contract Tier

Full Monitor — £145/month

Client / Agent

Sample Letting Agency

## ADVISORY — 2 ITEMS REQUIRE LANDLORD ATTENTION

### 1 Essential Checks — All Tiers

**PASS** Emergency lighting flick test — all units — 3 units — all illuminate on test

**PASS** All EL units illuminate on activation

**PASS** Smoke alarms tested — all floors — Ground and first floor — all activate

**PASS** Heat alarm tested — kitchen

**PASS** CO detector tested

**ADVISORY** Communal areas free of combustibles — Pushchair stored in hallway — tenant notified

**PASS** External areas — no fire risk

**PASS** No obvious maintenance issues

### 2 Full Monitor Additions

**PASS** Moisture spot check — communal areas

**PASS** RH reading — ground floor — 54.2% — within acceptable range

**ADVISORY** RH reading — first floor — 72.1% — above 70% threshold — monitoring required

**PASS** Moisture reading — external walls — 10.8% — normal background

**PASS** Visual mould check — all areas — No active mould observed

**ADVISORY** Ventilation check — extractors functional — Bedroom 2 trickle vent closed — tenant advised

**PASS** Appliance visual check (PAT status) — All appliances PAT tested — current certificates

### 3 This Month's Readings

Ground floor RH: 54.2% | First floor RH: 72.1% | Kitchen extractor: PASS | Bathroom extractor: PASS

Cold water temp: 15.2°C (within range) | No legionella risk identified

### 4 Visit Summary and Actions

#### Summary:

Monthly monitoring visit completed on 1 May 2026. Property generally well maintained. Two advisory items noted — first floor RH reading elevated at 72.1% (above the 70% condensation threshold) and a pushchair stored in the communal hallway. Both items raised with the tenant directly during the visit. Tenant has been advised to keep trickle vents open in all rooms and to store the pushchair outside the escape route. RH

**Next visit:** 1 June 2026

**Items for landlord:** 1. Note elevated first floor RH — monitor 2. Tenant to clear pushchair from hallway

#### Welsh Legislation Reference

Housing (Wales) Act 2014 — HMO licence conditions require ongoing compliance monitoring

Renting Homes (Wales) Act 2016 s.91 — FFHH is a continuing obligation throughout the tenancy