

Property & inspection details

Address

22 Example Street, Pontypridd, CF37 1AA

Date

1 May 2026

Client / Agent

Sample Letting Agency

Report Ref

VCT-SAMPLE-FRA-01

Inspector

Dean Sedgebeer

Property Type

4-bed HMO — 4 occupants — 2 storeys

MEDIUM RISK — ACTIONS REQUIRED WITHIN 14 DAYS

1 Means of Escape

PASS Clear escape route — hallway and stairs

PASS No obstructions on escape route

PASS Final exit opens without key

ADVISORY Escape route adequately lit — No emergency lighting on first floor landing — recommend fitting

PASS External escape route clear

2 Fire Detection and Alarms

PASS Smoke alarm — ground floor — Mains interlinked

PASS Smoke alarm — first floor landing — Mains interlinked

FAIL Heat alarm present in kitchen — Not installed — requires immediate fitting

PASS CO detector where required — Present — tested

PASS All alarms within replacement date

3 Fire Doors

PASS Self-closer fitted and functioning — All 4 bedroom doors

PASS Door closes fully to rebate

ADVISORY Gap readings within tolerance — Bedroom 3 bottom gap 12mm — exceeds 10mm maximum

PASS Intumescent strips intact — All doors

4 Fire Fighting Equipment

PASS Fire extinguisher present and in date — CO2 type — kitchen

PASS Fire blanket in kitchen — Within service date

5 HMO Specific Checks

FAIL Fire action notice displayed — Not present — must be displayed prominently

ADVISORY Emergency lighting on escape route — Recommended for HMO — not currently fitted

PASS Communal areas free of combustibles

PASS Each bedroom has self-closing FD30 door

6 Priority Actions

IMMEDIATE

Install heat alarm in kitchen — interlinked with existing alarm system