



PROPERTY COMPLIANCE RECORD

What was checked, and when.

16 Heol y Felin, SA31 3BX

Assessed against our 110-rule England & Wales compliance library – in qualified legal review.

Re-validated report (v4) · originally validated 6 June 2026 · re-validated 6 June 2026

SAMPLE
ILLUSTRATIVE RECORD

INSPECTION DATE

6 June 2026

INSPECTOR

Tess Jones

JURISDICTION

Wales

OUR REF

HC-121

Illustrative sample — not a live customer record. Names, dates and identifiers are fictitious.

Compliance summary

29 of 30 applicable Welsh checks satisfied • 1 monitored (no breach)

110 rules evaluated · 30 applied · 80 considered and not applicable · nothing skipped.

Applicable checks

Gas safety

- Annual Gas Safety Inspection and Landlord Gas Safety Record — UK rental proper... Satisfied

Electrical safety

- Electrical Safety Condition Report — Wales FFHH 5-Year Duty Satisfied
- Electrical Installation Certificate for New Electrical Installation Work Satisfied

Fire safety

- Means of Warning and Escape from Fire - Wales FFHH Satisfied

Energy Performance (EPC)

- Minimum Energy Efficiency Standard — EPC Band E Minimum for Domestic PRS Evidence pending

HHSRS hazards

- Fitness for Human Habitation - 29 Matters and Circumstances - Wales Satisfied
- Damp and Mould Growth - Wales FFHH Satisfied
- Kitchen and Bathroom Ventilation - Wales FFHH Satisfied
- Hot Water and Legionella Temperature Control - UK Rental Properties Satisfied
- Heating Provision and Adequacy - Wales Satisfied
- Water Supply Hazard - Wales FFHH Satisfied

Structural & water systems

- Legionella Risk Assessment and Control — Landlord Water Systems Satisfied
- Structural Collapse and Falling Elements - Wales FFHH Satisfied

Deposit protection

- Tenancy Deposit Protection — Wales Satisfied
- Prescribed Information for Protected Deposit — Wales Satisfied

Tenancy & Right to Rent

- Occupation Contract System — Wales Satisfied
- Written Statement of Occupation Contract — Wales Satisfied
- Written Statement of Variation — Wales Satisfied
- Rent Smart Wales Landlord Registration — Wales Satisfied
- Rent Smart Wales Landlord Licence for Letting and Management Activities — Wales Satisfied

Compliance summary (cont.)

Tenancy & Right to Rent (cont.)

■ Rent Smart Wales Agent Licensing — Wales	Satisfied
■ Occupation Contract Definition - Wales	Satisfied
■ Contract-Holder Terminology and Core Rights - Wales	Satisfied
■ Secure and Standard Occupation Contract Types - Wales	Satisfied
■ Key Matters, Fundamental Terms, Supplementary Terms and Additional Terms - W...	Satisfied
■ Model Written Statements - Wales	Satisfied
■ Landlord Address for Service - Wales	Satisfied
■ Converted Occupation Contracts - Wales	Satisfied
■ Written Statement of Variation and Updated Contract Terms - Wales	Satisfied

HMO licensing

■ Selective Licensing of Privately Rented Properties - Wales	Satisfied
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Considered – not applicable

36 rules that apply only in England were considered – none applicable to a property let in Wales.

9 HMO and multi-occupancy licensing and management rules were considered – not applicable to a single-family let.

8 EPC exemption routes were considered – none claimed for this property.

6 possession, no-fault-notice and rent-increase rules were considered – not applicable; no notice has been served and the tenancy is not in a possession or rent-review process.

21 further Welsh and cross-border rules were considered – not triggered by this property or tenancy (e.g. no common parts, no joint contract-holder, no sub-letting or transfer in progress).

All 110 compliance rules for England & Wales were evaluated against this property. 30 applied and are shown above; 80 were considered and found not applicable, grouped here. Nothing was skipped — the full rule-by-rule register is at the appendix.

This summary reflects the checks carried out in this inspection and what the inspector observed on the day. It is not a certification of compliance with all applicable law, and it is not approved or endorsed by any council, tribunal, court, Rent Smart Wales, or other authority. Penalty and enforcement outcomes are assessed by the relevant authority based on the circumstances.

Action plan

29 of 30 applicable checks satisfied · 1 outstanding – 1 evidence pending

Minimum Energy Efficiency Standard — EPC Band E Minimum for Domestic PRS

Document needed · severity: high

Landlord declared on 6 June 2026 that a current Valid EPC showing rating E or above; or is held — evidence pending; closes when the declared Valid EPC showing rating E or above; or is uploaded.

Recorded as declared-but-unproven, not as a breach finding by HouseComply. Note: operating without a current Valid EPC showing rating E or above; or may itself be an offence — actual enforcement is assessed by the relevant authority.

SAMPLE
ILLUSTRATIVE RECORD

How this record was produced

Every check in this record was produced in four stages, captured in one on-site visit — no return trips.

1

Gathered off-site

Property, tenancy & documents.

2

Inspected on-site

Walked the property; captured evidence.

3

Considered vs 110 rules

Every rule resolved to a status.

4

Attested & signed off

Inspector attestation recorded.

What this replaces

THE USUAL WAY

- Spreadsheet kept current by hand
- Inbox hunt for the cert + its date
- Working out what applies by hand
- A second trip when something's missed

WITH HOUSECOMPLY

- One visit — every applicable check on site
- What applies, worked out for you
- Outstanding flagged before you leave
- The record kept in one place

Stage A – Documents & details gathered off-site

Documents & certificates

Gas Safety —

Issued 1 February 2026 · Expires 1 February 2027

EICR —

Issued 15 October 2021 · Expires 15 October 2026

Legionella —

Issued 1 May 2025 · Expires no expiry recorded

Occupation Contract —

Issued 1 September 2022 · Expires no expiry recorded

Deposit Scheme —

Issued 5 September 2022 · Expires no expiry recorded

Deposit Protection —

Issued 5 September 2022 · Expires no expiry recorded

Selective Licence —

Issued 15 January 2026 · Expires no expiry recorded

Information Sheet 2026 —

Issued 15 January 2026 · Expires no expiry recorded

Property & tenancy details

Property type

Terraced House

Tenure

Private rented

Country

Wales

Conservation area

no

Inspection — Stage B

Photographic evidence (unclassified evidence)



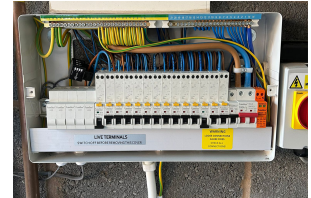
Mains-powered smoke alarm,
ceiling-mounted, test button
P-W5HJ44 · 2026-06-06 11:40



Carbon monoxide alarm,
wall-mounted near the
P-PT9BCX · 2026-06-06 11:42



Ideal Logic combi boiler in
kitchen cupboard
P-XCRA83 · 2026-06-06 11:44



Consumer unit (RCBO board)
with main switch and surge
P-UXCC2L · 2026-06-06 11:46



Kitchen — general condition
P-YVHJFQ · 2026-06-06 11:48



External gas meter with
emergency control valve (red)
P-KIIRX0 · 2026-06-06 11:50



UPVC windows with trickle
vents (background ventilation)
P-VY1A61 · 2026-06-06 11:52

Document reconciliation

- Gas Safety — reconciled
- EICR — reconciled
- Legionella — reconciled
- Occupation Contract — reconciled
- Deposit Scheme — reconciled
- Deposit Protection — reconciled
- Selective Licence — reconciled
- Information Sheet 2026 — reconciled

Inspector sign-off

I confirm the findings recorded above are accurate to the best of my professional judgement.

Signed: 6 June 2026, 13:43 UTC

Photo evidence notices: none on this fixture.

Compliance Position

PASS WITH ACTIONS REQUIRED

29 of 30 satisfied · 1 action outstanding – evidence pending, not a breach.

0 Critical · 0 High · 0 Medium · 0 Low · 0 Advisory

Findings

No findings recorded on this inspection.

SAMPLE
ILLUSTRATIVE RECORD

Fitness for Human Habitation – 29 Matters

Under s.91 Renting Homes (Wales) Act 2016 and the Fitness for Human Habitation Regulations 2022, the dwelling must be fit for human habitation having regard to the 29 matters below.

Overall fitness assessment: Satisfied

No unfitness recorded across the 29 matters as at the inspection date.

A · Physiological requirements (1–10)	Satisfied
<ul style="list-style-type: none"> ■ 1. Damp, mites and mould or fungal growth Is the home free of damp, mould and dust-mite conditions? 	Satisfied
<ul style="list-style-type: none"> ■ 2. Cold Can the home be heated to a safe, comfortable temperature? 	Satisfied
<ul style="list-style-type: none"> ■ 3. Heat Is the home protected from dangerously high indoor temperatures? 	Satisfied
<ul style="list-style-type: none"> ■ 4. Asbestos and manufactured mineral fibres Are asbestos / MMF risks identified and managed? 	Satisfied
<ul style="list-style-type: none"> ■ 5. Biocides Is the home free of harmful residues from timber / mould treatment chemicals? 	Satisfied
<ul style="list-style-type: none"> ■ 6. Carbon monoxide and fuel combustion products Are CO and combustion fumes (CO, NO₂, SO₂, smoke) controlled? 	Satisfied
<ul style="list-style-type: none"> ■ 7. Lead Is the home free of lead ingestion risk (paint, pipework)? 	Satisfied
<ul style="list-style-type: none"> ■ 8. Radiation Is radon / radiation risk assessed where relevant? 	Satisfied
<ul style="list-style-type: none"> ■ 9. Uncombusted fuel gas Is the home free of gas-leak / escape risk? 	Satisfied
<ul style="list-style-type: none"> ■ 10. Volatile organic compounds Is the home free of harmful VOC exposure? 	Satisfied
B · Psychological requirements (11–14)	Satisfied
<ul style="list-style-type: none"> ■ 11. Crowding and space Is there adequate space for living and sleeping? 	Satisfied
<ul style="list-style-type: none"> ■ 12. Entry by intruders Can the home be kept secure against unauthorised entry? 	Satisfied
<ul style="list-style-type: none"> ■ 13. Lighting Is there adequate natural and artificial lighting? 	Satisfied

Fitness for Human Habitation – 29 Matters (cont.)

B · Psychological requirements (cont.)

- | | |
|--|-----------|
| ■ 14. Noise | Satisfied |
| Is the home reasonably protected from harmful noise? | |

C · Protection against infection (15–18)

- | | |
|---|-----------|
| ■ 15. Domestic hygiene, pests and refuse | Satisfied |
| Can the home be kept clean, pest-free, with hygienic waste storage? | |
| ■ 16. Food safety | Satisfied |
| Are there adequate facilities to store, prepare and cook food? | |
| ■ 17. Personal hygiene, sanitation and drainage | Satisfied |
| Are washing facilities, sanitation and drainage adequate? | |
| ■ 18. Water supply | Satisfied |
| Is there an adequate supply of clean, uncontaminated water? | |

D · Protection against accidents (19–29)

- | | |
|--|-----------|
| ■ 19. Falls associated with baths etc. | Satisfied |
| Are baths / showers / WCs safe from slip / fall risk? | |
| ■ 20. Falling on surfaces | Satisfied |
| Are floors / level surfaces free of trip / fall hazards? | |
| ■ 21. Falling on stairs etc. | Satisfied |
| Are stairs, steps and ramps safe? | |
| ■ 22. Falling between surfaces | Satisfied |
| Is there protection against falls from height (windows, balconies)? | |
| ■ 23. Electrical hazards | Satisfied |
| Is the electrical installation safe? | |
| ■ 24. Fire | Satisfied |
| Is the home protected from uncontrolled fire, with warning and escape? | |
| ■ 25. Flames, hot surfaces etc. | Satisfied |
| Is there protection from burns / scalds (hot surfaces, water, flames)? | |
| ■ 26. Collision and entrapment | Satisfied |
| Are doors, windows and features free of collision / entrapment risk? | |
| ■ 27. Explosions | Satisfied |
| Is the home free of explosion risk? | |
| ■ 28. Position and operability of amenities | Satisfied |
| Are amenities, fittings and equipment well-positioned and usable? | |

Fitness for Human Habitation – 29 Matters (cont.)

D · Protection against accidents (cont.)

■ **29. Structural collapse and falling elements**

Is the structure sound, with no collapse / falling-element risk?

Satisfied

SAMPLE
ILLUSTRATIVE RECORD

Audit Trail

Chronological record of every event in this inspection. Each entry is timestamped and hash-linked to the one before, so any later change to a row is detectable.

6 June 2026, 12:01 UTC · Compliance validation run

Chain hash: e3b0c442 ... b855

6 June 2026, 12:01 UTC · Validation outcome recorded

Chain hash: cd372fb8 ... f8e6

6 June 2026, 12:02 UTC · Compliance validation run

Chain hash: e67e7211 ... 8d48

6 June 2026, 12:02 UTC · Validation outcome recorded

Chain hash: f7d062d6 ... 265d

6 June 2026, 12:04 UTC · Compliance validation run

Chain hash: 2a132dbf ... 6936

6 June 2026, 12:04 UTC · Validation outcome recorded

Chain hash: bdca9e8d ... f720

6 June 2026, 12:06 UTC · Report rendering started

Chain hash: 2c0eaec2 ... ee9a

6 June 2026, 12:06 UTC · Report generated

Chain hash: bfe220d8 ... 36ec

6 June 2026, 12:09 UTC · Compliance validation run

Chain hash: 18e38144 ... 6ad3

6 June 2026, 12:09 UTC · Validation outcome recorded

Chain hash: 3c71d2f0 ... a5c5

6 June 2026, 12:38 UTC · Compliance validation run

Chain hash: 65743d58 ... 4b6e

6 June 2026, 12:38 UTC · Validation outcome recorded

Chain hash: b4a8eb5d ... 9bbf

Audit Trail (cont.)

6 June 2026, 12:39 UTC · Report rendering started

Chain hash: 9d6c1164 ... 514d

6 June 2026, 12:39 UTC · Report generated

Chain hash: ba01aea4 ... db71

6 June 2026, 13:27 UTC · Report rendering started

Chain hash: 25ba0044 ... e8c9

6 June 2026, 13:27 UTC · Report generated

Chain hash: 0813c28f ... 6cce

Entries are hash-linked; the Pack SHA is a checksum of this record. HouseComply retains the reference hashes.

Checked against our 110-rule England & Wales compliance library, currently in qualified legal review.

This record is timestamped; any change alters the SHA-256 checksum recorded in the log.

Library version: 9528c3b515c31bd4764e18d49f4874fdf3f5b0e886e11b103f2f59d1df1d8c0f

This report reflects the property's status at the inspection date(s) shown. Property conditions, occupancy, and legal requirements can change after the inspection. This is a point-in-time record of the checks carried out — not a continuing or forward-looking guarantee of compliance.

This report is generated by HouseComply, a compliance-tracking tool. It records the checks carried out and what the inspector observed. It is not legal advice, not a professional compliance certification, and not approved by any regulator, tribunal, or court. Responsibility for compliance rests with the landlord and managing agent.

Appendix: full rule-by-rule register – all 110 rules considered

Gas safety – 1 applied · 1 considered

- Annual Gas Safety Inspection and Landlord Gas Safety Record — UK rental proper... **Satisfied**

Electrical safety – 2 applied · 3 considered

- Electrical Installation Inspection and Testing — 5-Year EICR England PRS **Not applicable**
Considered; not triggered for this property
- Electrical Safety Condition Report — Wales FFHH 5-Year Duty **Satisfied**
- Electrical Installation Certificate for New Electrical Installation Work **Satisfied**

Fire safety – 1 applied · 12 considered

- Fire Risk Assessment for Common Parts and HMOs — England and Wales **Not applicable**
Considered; not triggered for this property
- Smoke Alarm Requirement — England Private Rented and Social Rented Homes **Not applicable**
Considered; not triggered for this property
- Carbon Monoxide Alarm Requirement — England Fixed Combustion Appliances **Not applicable**
Considered; not triggered for this property
- Smoke Alarm Requirement — Wales FFHH Mains-Powered and Interlinked **Not applicable**
Declared: Is HMO Or Common Parts = 0
- Carbon Monoxide Alarm Requirement — Wales FFHH Fixed Combustion Appliances **Not applicable**
Declared: Is HMO Or Common Parts = 0
- Means of Warning and Escape from Fire - England **Not applicable**
Considered; not triggered for this property
- Means of Warning and Escape from Fire - Wales FFHH **Satisfied**
- HMO Fire Risk Assessment and Common Parts - England **Not applicable**
Considered; not triggered for this property
- HMO Fire Risk Assessment and Common Parts - Wales **Not applicable**
Declared: Is HMO Or Common Parts = 0
- HMO Means of Escape and Fire Precautions - Management Duties - England **Not applicable**
Considered; not triggered for this property
- HMO Means of Escape and Fire Precautions - Management Duties - Wales **Not applicable**
Declared: Is HMO Or Common Parts = 0
- Common Parts Fire Safety in Blocks of Flats - England and Wales **Not applicable**
Considered; not triggered for this property

Energy Performance (EPC) – 1 applied · 11 considered

- Energy Performance Certificate Duty on Sale or Letting — England and Wales **Not applicable**
Considered; not applicable to this property
- Minimum Energy Efficiency Standard — EPC Band E Minimum for Domestic PRS **Evidence pending**
- Future EPC Band C Policy Risk — England PRS **Not applicable**
Informational – no action required now: from 1 October 2030, the minimum EPC for a privately rented home in England and Wales rises to band C.
- PRS Exemptions Register - Common Evidence Requirement - England and Wales **Not applicable**
Declared: EPC Exemption Type = –
- High Cost Exemption - EPC F/G Domestic PRS - England and Wales **Not applicable**
Declared: EPC Exemption Type = –
- All Relevant Improvements Made Exemption - EPC F/G - England and Wales **Not applicable**
Declared: EPC Exemption Type = –

Appendix: full rule-by-rule register (cont.)

Energy Performance (EPC) (cont.)

■ Wall Insulation Suitability Exemption - EPC F/G - England and Wales <i>Declared: EPC Exemption Type = –</i>	Not applicable
■ Third-Party Consent Exemption - EPC F/G - England and Wales <i>Declared: EPC Exemption Type = –</i>	Not applicable
■ Devaluation Exemption - EPC F/G - England and Wales <i>Declared: EPC Exemption Type = –</i>	Not applicable
■ Listed Building or Conservation Area Character Constraint - EPC F/G - England and... <i>Declared: EPC Exemption Type = –</i>	Not applicable
■ New Landlord and Recent Purchase Temporary Exemption - EPC F/G - England an... <i>Declared: EPC Exemption Type = –</i>	Not applicable

HHSRS hazards – 6 applied · 18 considered

■ Radon Risk Assessment in Rented Homes — England and Wales <i>Considered; not applicable to this property</i>	Not applicable
■ Housing Health and Safety Rating System - 29 Hazards - England <i>Considered; not triggered for this property</i>	Not applicable
■ Category 1 Hazard Enforcement Duty - England <i>Considered; not triggered for this property</i>	Not applicable
■ Fitness for Human Habitation - 29 Matters and Circumstances - Wales	Satisfied
■ Decent Homes Standard - Private Rented Sector Extension - England <i>Considered; not applicable to this property</i>	Not applicable
■ Damp and Mould Hazard - England Rented Housing <i>Considered; not triggered for this property</i>	Not applicable
■ Damp and Mould Growth - Wales FFHH	Satisfied
■ Awaab's Law - Damp, Mould and Emergency Hazards - England <i>Considered; not applicable to this property</i>	Not applicable
■ Kitchen and Bathroom Ventilation - England <i>Considered; not triggered for this property</i>	Not applicable
■ Kitchen and Bathroom Ventilation - Wales FFHH	Satisfied
■ Hot Water and Legionella Temperature Control - UK Rental Properties	Satisfied
■ Lead in Drinking Water - Pre-1970 Property Risk - UK <i>Considered; not applicable to this property</i>	Not applicable
■ Heating Provision and Adequacy - England <i>Considered; not triggered for this property</i>	Not applicable
■ Heating Provision and Adequacy - Wales	Satisfied
■ Water Supply Hazard - England <i>Considered; not triggered for this property</i>	Not applicable
■ Water Supply Hazard - Wales FFHH	Satisfied
■ Contract-Holder Repair Rights and Landlord Access for Repairs - Wales <i>Declared: Issue Type = –</i>	Not applicable
■ Welsh FFHH Prescribed Matters - Detailed Report Mapping <i>Declared: Issue Type = –</i>	Not applicable

Structural & water systems – 2 applied · 5 considered

■ Duty to Manage Asbestos in Non-Domestic Premises and Common Parts <i>Declared: Is HMO Or Common Parts = 0</i>	Not applicable
■ Legionella Risk Assessment and Control — Landlord Water Systems	Satisfied

Appendix: full rule-by-rule register (cont.)

Structural & water systems (cont.)

■ Structural Collapse and Falling Elements - England <i>Considered; not triggered for this property</i>	Not applicable
■ Structural Collapse and Falling Elements - Wales FFHH	Satisfied
■ Pre-1919 and Traditional Construction - Retrofit and Compliance Risk - England an... <i>Considered; not applicable to this property</i>	Not applicable

Deposit protection – 2 applied · 4 considered

■ Tenancy Deposit Protection — England <i>Considered; not triggered for this property</i>	Not applicable
■ Prescribed Information for Protected Deposit — England <i>Considered; not applicable to this property</i>	Not applicable
■ Tenancy Deposit Protection — Wales	Satisfied
■ Prescribed Information for Protected Deposit — Wales	Satisfied

Tenancy & Right to Rent – 14 applied · 24 considered

■ Renters' Rights Act Information Sheet 2026 — England <i>Considered; not triggered for this property</i>	Not applicable
■ Written Statement of Key Tenancy Terms — England Post-2026 <i>Considered; not triggered for this property</i>	Not applicable
■ Right to Rent Checks — England <i>Considered; not applicable to this property</i>	Not applicable
■ Occupation Contract System — Wales	Satisfied
■ Written Statement of Occupation Contract — Wales	Satisfied
■ Written Statement of Variation — Wales	Satisfied
■ Rent Smart Wales Landlord Registration — Wales	Satisfied
■ Rent Smart Wales Landlord Licence for Letting and Management Activities — Wales	Satisfied
■ Rent Smart Wales Agent Licensing — Wales	Satisfied
■ Occupation Contract Definition - Wales	Satisfied
■ Contract-Holder Terminology and Core Rights - Wales	Satisfied
■ Secure and Standard Occupation Contract Types - Wales	Satisfied
■ Key Matters, Fundamental Terms, Supplementary Terms and Additional Terms - W...	Satisfied
■ Model Written Statements - Wales	Satisfied
■ Landlord Address for Service - Wales	Satisfied
■ Converted Occupation Contracts - Wales	Satisfied
■ Written Statement of Variation and Updated Contract Terms - Wales	Satisfied
■ Landlord Consent Procedure Under Occupation Contracts - Wales <i>Declared: Landlord Consent Date = –</i>	Not applicable
■ Dealing with an Occupation Contract: Subletting, Transfer and Mortgage - Wales <i>Declared: Subletting Event Date = –</i>	Not applicable
■ Adding a Joint Contract-Holder - Wales <i>Declared: Is Joint Contract = –</i>	Not applicable
■ Joint Contract-Holder Liability and Continuity - Wales <i>Declared: Is Joint Contract = –</i>	Not applicable
■ Prescribed Renting Homes Forms and Notices - Wales <i>Declared: Notice Served Date = –</i>	Not applicable

Appendix: full rule-by-rule register (cont.)

Tenancy & Right to Rent (cont.)

- | | |
|--|----------------|
| ■ Welsh-Language Document Position for Private Landlords - Wales
<i>Declared: Landlord Type = -</i> | Not applicable |
| ■ Welsh-Language Standards for Social Landlords - Wales
<i>Declared: Landlord Type = -</i> | Not applicable |

Possession & termination — 0 applied · 6 considered

- | | |
|--|----------------|
| ■ Abolition of Section 21 No-Fault Evictions — England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Section 8 Possession Grounds — England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Rent Smart Wales Restrictions on Possession Notices — Wales
<i>Declared: Termination Notice = -</i> | Not applicable |
| ■ Landlord Notice under Section 173 — Wales Standard Occupation Contracts
<i>Declared: Notice Served Date = -</i> | Not applicable |
| ■ Landlord's No-Fault Notice Under Section 173 - Wales
<i>Declared: Notice Served Date = -</i> | Not applicable |
| ■ Welsh Possession Notice Restrictions for Non-Compliance - Wales
<i>Declared: Termination Notice = -</i> | Not applicable |

Rent rules — 0 applied · 4 considered

- | | |
|--|----------------|
| ■ Rent Increase Process — Section 13 Market Rent Route — England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Rental Bidding Ban — England
<i>Considered; not applicable to this property</i> | Not applicable |
| ■ Rent in Advance Restriction — England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Welsh Renting Fees and Permitted Payments - Wales
<i>Declared: Payment Date = -</i> | Not applicable |

HMO licensing — 1 applied · 17 considered

- | | |
|--|----------------|
| ■ HMO Definition - Standard Test - England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ HMO Definition - Standard Test - Wales
<i>Declared: Is HMO Or Common Parts = 0</i> | Not applicable |
| ■ Mandatory HMO Licensing - England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Mandatory HMO Licensing - Wales
<i>Declared: Is HMO Or Common Parts = 0</i> | Not applicable |
| ■ Additional HMO Licensing Schemes - England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Additional HMO Licensing Schemes - Wales
<i>Declared: Is HMO Or Common Parts = 0</i> | Not applicable |
| ■ Selective Licensing of Privately Rented Properties - England
<i>Considered; not triggered for this property</i> | Not applicable |
| ■ Selective Licensing of Privately Rented Properties - Wales | Satisfied |
| ■ HMO Management Duties - England
<i>Considered; not triggered for this property</i> | Not applicable |

Appendix: full rule-by-rule register (cont.)

HMO licensing (cont.)

■ HMO Management Duties - Wales <i>Declared: Is HMO Or Common Parts = 0</i>	Not applicable
■ Section 257 Converted Blocks - HMO Management Duties - England <i>Considered; not triggered for this property</i>	Not applicable
■ Section 257 Converted Blocks - HMO Management Duties - Wales <i>Declared: Is HMO Or Common Parts = 0</i>	Not applicable
■ HMO Amenity Standards - Washing, Kitchen, Heating and Sanitation - England <i>Considered; not triggered for this property</i>	Not applicable
■ HMO Amenity Standards - Washing, Kitchen, Heating and Sanitation - Wales <i>Declared: Is HMO Or Common Parts = 0</i>	Not applicable
■ Minimum Sleeping Room Sizes in Licensed HMOs - England <i>Considered; not triggered for this property</i>	Not applicable
■ Purpose-Built Flat vs Converted Flat - Mandatory HMO Licensing Distinction - Engla... <i>Considered; not triggered for this property</i>	Not applicable
■ Section 257 Converted Blocks of Flats - England and Wales <i>Considered; not applicable to this property</i>	Not applicable

Discrimination — 0 applied · 1 considered

■ Children and Benefits Claimant Discrimination Terms - Wales <i>Declared: Advert Discrimination Audit = -</i>	Not applicable
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Other duties — 0 applied · 4 considered

■ Listed Building Consent for Alteration, Extension or Demolition - England and Wales <i>Considered; not triggered for this property</i>	Not applicable
■ Unauthorised Listed Building Works - Criminal and Enforcement Risk - England and... <i>Considered; not triggered for this property</i>	Not applicable
■ Relevant Demolition in a Conservation Area - England <i>Considered; not triggered for this property</i>	Not applicable
■ Conservation Area Consent for Demolition - Wales <i>Declared: Conservation Area = no</i>	Not applicable

110 of 110 rules considered · 30 applied · 80 not applicable. Considered against our 110-rule England & Wales compliance library – in qualified legal review. A per-check status, not a guarantee of any outcome.

Full responses – Stage A & Stage B

Every Stage A and Stage B question, reproduced verbatim and grouped by the section it was recorded in. Questions left unanswered or not applicable to this property are marked “not recorded” rather than omitted, so this is a complete record.

This appendix reproduces, in full, the information recorded for this inspection across Stage A and Stage B, exactly as entered. Fields that were not answered are shown as 'not recorded' rather than omitted, so this is a complete record of what was and was not captured on the day. It contains personal data (including names and contact details) provided for the purpose of demonstrating compliance; onward sharing of this pack is the recipient's responsibility under data-protection law, and it may be shared in redacted form where personal data is not required for the recipient's purpose. This is a point-in-time record of the inputs to this report – not legal advice or a certification of compliance.

Stage A · Property

Property type

Terraced House

Construction type

Brick

Age band

Pre-1900

Listed status

Not listed

Conservation area

no

HMO status

No

Number of bedrooms

3

Tenure

Private rented

Country

Wales

Gas at property

yes

Stage A · Tenancy

Contract type

Periodic standard contract

Contract start date

2022-09-01

Contract end date

– not recorded

Occupation start date

2022-09-05

Number of tenants

2

Tenant names

Megan Price, Owain Price

Full responses – Stage A & Stage B (cont.)

Stage A · Tenancy (cont.)

Written statement prepared
true

Written statement served date
2022-09-01

Inventory signed
true

Deposit amount
700

Deposit protected
true

Deposit scheme
DPS

Deposit reference
– not recorded

Prescribed information issued
true

Stage A · Documentation – declarations

Inspection type
Mid-tenancy

EPC available
Yes

EPC rating
C

EPC date
2019-06-01

EPC exemption type
– not recorded

EPC certificate URL
– not recorded

EICR available
Yes

EICR issue date
2021-10-15

EICR expiry date
2026-10-15

EICR result
Satisfactory

EICR status
Pass

EIC available
No

Full responses – Stage A & Stage B (cont.)

Stage A · Documentation – declarations (cont.)

EIC issue date

– not recorded

Gas safety available

Yes

Gas safety issue date

2025-11-20

Gas safety expiry date

2026-11-20

Gas safety status

Pass

FRA applicable

No

Fire risk assessment date

– not recorded

Asbestos survey held

No

Asbestos risk assessment date

– not recorded

Radon checked

No

Radon check date

– not recorded

Legionella risk assessment held

Yes

Legionella risk assessment date

2024-09-01

Stage A · Financial & landlord declarations

TPO membership disclosed

Yes

Complaints procedure issued

Yes

Stage A · Landlord

Landlord name

Aled Davies

RSW registration number

LR-1048264

Landlord email

– not recorded

Landlord phone

– not recorded

Full responses – Stage A & Stage B (cont.)

Stage A · Agent & inspector

Inspector name

Tess Jones

Inspector email

tess@joneslettings.co.uk

Inspector role

Owner

Professional body memberships

– not recorded

Agent company

Jones Lettings

Stage B · Hazard attestations

Heating adequacy attested

true

HHSRS hazards attested

true

Ventilation adequacy attested

true

FFHH 29 matters attested

true

Damp and mould free attested

true

Water supply adequacy attested

true

Structural safety attested

true

Fire warning & escape attested

true

Stage B · Condition narratives

External condition summary

– not recorded

HHSRS hazards

– not recorded

Heating type

– not recorded

Heating working

– not recorded

Hot water working

– not recorded

Full responses – Stage A & Stage B (cont.)

Stage B · Condition narratives (cont.)

Damp investigation notes

No damp or mould observed; ventilation adequate throughout.

Heating performance notes

– not recorded

Water safety notes

– not recorded

Ventilation notes

– not recorded

Common parts condition

– not recorded

Common parts notes

– not recorded

Stage B · Sign-off

Declaration confirmed

true

Declaration name

– not recorded

Declaration date

– not recorded

Signature (typed)

– not recorded

Stage B · Notes & metadata

Additional notes

Routine mid-tenancy inspection. Property presented in good order. EPC rating C recorded and compliant; the EPC certificate document is still to be uploaded to complete the record.

Inspector observed constraints

– not recorded

Stage B completed at

2026-06-06T11:55:00.000Z

Form version

stage_b_v1

Submitted at

2026-06-06T11:55:00.000Z

Stage B · Alarms (per row)

Alarm 1

Alarm type

Smoke

Location

Hallway ceiling

Full responses – Stage A & Stage B (cont.)

Stage B · Alarms (per row) (cont.)

Status

Pass

Alarm number

1

Notes

Mains-powered, interlinked smoke alarm; ceiling-mounted; test button pressed — audible.

Test method

Push button

No-alarm reason

— not recorded

Alarm 2**Alarm type**

CO

Location

Kitchen — adjacent to gas boiler

Status

Pass

Alarm number

1

Notes

Battery CO alarm near carbon-fuel appliance; tested — audible; in date.

Test method

Push button

No-alarm reason

— not recorded

Stage B · Defects (per row)

(none recorded)

Stage B · Photos (per row)

Photo 1**URL**

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--0hlw6R6e--/v1780752334/hc_inspections_v1/r_eczbTdj0rPFcdm10_smoke_alarm_001_20260606.png

Description

Mains-powered smoke alarm, ceiling-mounted, test button visible

Location

Hallway ceiling

Captured at

2026-06-06T11:40:00.000Z

Full responses – Stage A & Stage B (cont.)

Stage B · Photos (per row) (cont.)

Photo type

– not recorded

Photo 2

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--19jEcrsJ--/v1780752337/hc_inspections_v1/re czbTdj0rPFcdm10_co_alarm_002_20260606.png

Description

Carbon monoxide alarm, wall-mounted near the appliance area

Location

Kitchen — near gas boiler

Captured at

2026-06-06T11:42:00.000Z

Photo type

– not recorded

Photo 3

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--OeG_0bcd--/v1780752343/hc_inspections_v1/r eczbTdj0rPFcdm10_gas_boiler_003_20260606.png

Description

Ideal Logic combi boiler in kitchen cupboard

Location

Kitchen

Captured at

2026-06-06T11:44:00.000Z

Photo type

– not recorded

Photo 4

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--ClwqhnGx--/v1780752347/hc_inspections_v1/r eczbTdj0rPFcdm10_consumer_unit_004_20260606.jpg

Description

Consumer unit (RCBO board) with main switch and surge protection

Location

Hallway cupboard

Captured at

2026-06-06T11:46:00.000Z

Photo type

– not recorded

Photo 5

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--4eACPi_9--/v1780752349/hc_inspections_v1/re czbTdj0rPFcdm10_kitchen_005_20260606.png

Full responses – Stage A & Stage B (cont.)

Stage B · Photos (per row) (cont.)

Description

Kitchen — general condition

Location

Kitchen

Captured at

2026-06-06T11:48:00.000Z

Photo type

– not recorded

Photo 6

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--emqbbpuV--/v1780752352/hc_inspections_v1/reczbTdj0rPFcdm10_gas_meter_006_20260606.png

Description

External gas meter with emergency control valve (red lever)

Location

External

Captured at

2026-06-06T11:50:00.000Z

Photo type

– not recorded

Photo 7

URL

https://res.cloudinary.com/dqf21bf9r/image/authenticated/s--Dla0tDaY--/v1780752355/hc_inspections_v1/reczbTdj0rPFcdm10_ventilation_007_20260606.png

Description

UPVC windows with trickle vents (background ventilation)

Location

Living room

Captured at

2026-06-06T11:52:00.000Z

Photo type

– not recorded

Stage B · Property-condition observations (Wales, per row)

(none recorded)