

Damp, Timber & Mould Survey Report

Residential Damp, Timber & Mould Inspection Report

Example Property Address

Sample Client

25 March 2026

Report Ref: 8238420B

Overall Risk Level: ● **HIGH**

PROPERTY OVERVIEW



Front elevation photograph of the property

PROPERTY DETAILS

Address:	Example Property Address
Postcode:	AB1 2CD
Property Type:	Terraced House
Construction:	Solid Brick (9" walls)
Approximate Age:	Edwardian (c.1905)
Owner/Landlord:	Sample Client
Contact:	07xxx xxxxxx
Email:	sample@example.com

SURVEYOR DETAILS

Date of Survey:	Wednesday, 25 March 2026
Surveyor Name:	Sample Surveyor
Qualifications:	BSc (Hons) Building Surveying, MRICS, Certified Damp & Timber Specialist

Company: Sample Surveyor Ltd

WEATHER CONDITIONS AT TIME OF SURVEY

Conditions: Dry, Cold

Notes: Survey conducted following 2 days of dry weather. Temperature approximately 10°C. No rain during inspection.

ENVIRONMENTAL ASSESSMENT

Air Temperature: 18°C

Relative Humidity: 70%

Surface Temperature: 12°C

Dew Point (Calculated): 12.6°C

Temperature Difference: -0.6°C

Surface temperature is 0.6°C below calculated dew point.

Condensation Risk: Moderate

Instrument: Protimeter MMS3 & Testo 625 Thermo-Hygrometer

Measurement Location: Readings taken at external wall surface, kitchen (coldest surface identified)

Weather Context: Dry conditions, approximately 10°C external. No rain during inspection.

Recorded At: 25 Mar 2026, 19:08

Environmental Interpretation

Surface temperature is approaching the dew point with a margin of only 0.6°C. Condensation risk is moderate with conditions likely to worsen during colder periods or increased occupancy moisture generation. Ventilation improvements recommended to reduce indoor humidity levels.

Condensation occurs when warm moisture-laden air comes into contact with cooler surfaces and falls below the dew point temperature.

Where ventilation is insufficient, internal humidity levels may remain elevated, increasing the likelihood of repeated surface condensation and the subsequent development of mould growth.

Ventilation & Moisture Factors

Kitchen Extractor:	None
Bathroom Extractor:	Present — Working
Trickle Vents:	Present — Closed / Sealed
Window Ventilation:	Occasional
Heating Pattern:	Consistent
Drying Clothes Indoors:	Sometimes
Occupancy Moisture Load:	Medium

No mechanical extraction in kitchen. Cooker hood vents internally adding to moisture load. Bathroom extractor functioning but undersized for room volume. Trickle vents painted over and non-operational. Windows opened occasionally. Heating consistent but set at lower temperature. Moderate moisture load from cooking and occasional indoor drying.

OVERALL RISK & COMPLIANCE SUMMARY

Overall Property Risk Level: ● **HIGH**

Primary Moisture Hazards Identified:

- Rising Damp
- Mould Growth
- Penetrating Damp
- Condensation

Compliance Position:

- Action Required: Yes
- Recommended Response Timescale: Timely progression of remedial works recommended
- Inspection Type: Non-Invasive Visual Damp, Timber & Mould Survey

This summary provides an overview of property condition based on observations made at the time of inspection and should be read in conjunction with the detailed findings contained within this report.

PRIMARY MOISTURE ASSESSMENT

The primary moisture driver within the property is assessed as:

Condensation resulting from inadequate ventilation provision and intermittent heating patterns.

This conclusion is based on environmental conditions, ventilation provision, occupancy moisture load, and observed building defects at the time of inspection.

Secondary contributing factors may include:

Minor rainwater penetration at the chimney flashing junction.

It should be noted that certain observed conditions may require further investigation to confirm causation. A staged approach to remediation is recommended, prioritising non-invasive measures prior to invasive works where appropriate.

MATERIAL COMPATIBILITY & REMEDIAL CONSIDERATIONS

The building appears to be of solid wall construction. Such structures rely on moisture evaporation and breathable materials to manage moisture movement.

Modern impermeable finishes may limit the building's ability to manage moisture effectively. Consideration should be given to breathable materials where appropriate.

Consideration should be given to moisture management through ventilation, environmental control, and appropriate material selection prior to invasive remedial works.

METHODOLOGY & LIMITATIONS

The inspection was carried out as a non-invasive visual assessment of accessible areas to identify evidence of dampness, moisture ingress, timber condition, condensation risk and associated building defects present at the time of inspection.

- Inspection conducted on a non-invasive basis unless otherwise stated.
- Moisture meter readings are interpreted as qualitative indicators only.
- Findings relate to conditions present at the time of inspection.
- Concealed defects may not be visible without intrusive investigation.
- Environmental conditions and occupancy behaviour may influence moisture levels.
- Diagnostic opinions contained within this report are based on non-invasive inspection methods and conditions observed at the time of survey.
- Environmental measurements represent spot readings taken at the time of inspection and are interpreted alongside observed building performance, ventilation provision, and occupancy conditions.

LIMITATIONS OF INSPECTION

The inspection was limited to visually accessible areas at the time of survey. No opening-up works or invasive investigations were undertaken unless specifically stated within this report.

SCOPE AND LIMITATIONS OF THIS SURVEY

SCOPE AND LIMITATIONS OF THIS SURVEY

This Damp and Mould Survey has been conducted by a qualified surveyor in accordance with current UK housing standards and best practice guidelines.

SCOPE OF INSPECTION:

- Visual inspection of accessible areas for signs of dampness, condensation, and mould growth
- Non-invasive moisture readings using electronic moisture meters where accessible
- Assessment of ventilation provisions and heating adequacy
- Identification of potential sources of moisture ingress
- Risk assessment in accordance with Housing Health and Safety Rating System (HHSRS)
- Consideration of Awaab's Law requirements where applicable

LIMITATIONS:

- This survey is non-invasive and non-destructive. No opening up of structures, removal of floor coverings, furniture, stored items, or fixed installations has been undertaken
- Areas that were inaccessible, obscured, or could not be inspected are noted within the report
- Moisture readings are indicative only and may be affected by surface materials, decoration, and environmental conditions at

the time of survey

- This survey does not constitute a full Building Survey or Structural Survey
- No testing of services (electrical, gas, plumbing) has been undertaken
- Hidden or latent defects cannot be identified without further intrusive investigation

EXCLUSIONS:

- Asbestos containing materials (separate specialist survey required if suspected)
- Japanese Knotweed or other invasive species (specialist survey required)
- Party wall matters
- Planning or building regulation compliance
- Title, boundary, or legal matters

The findings and recommendations contained within this report are based on the surveyor's professional opinion at the time of inspection. Environmental conditions, occupancy patterns, and building use may affect damp and mould conditions over time.

This report is prepared for the client named herein and should not be relied upon by third parties without the surveyor's written consent.

EXTERNAL OBSERVATIONS

Gutters & Downpipes

Observation

Rear elevation gutter at first floor level is leaking at joint. Evidence of long-term water discharge onto brickwork below causing algae growth and staining. Downpipe connection appears corroded and requires replacement.



Photo 1 — Gutters & Downpipes

Leaking gutter joint at rear first floor level with algae staining

Photograph taken at time of inspection.

Photographs taken at time of inspection.

Pointing & Mortar Joints

Observation

Significant deterioration of pointing to front elevation, particularly around bay window and at first floor level. Mortar joints are recessed by 15-20mm in places with visible erosion. Recommend full repointing to exposed

elevations to prevent water ingress.



Photo 1 — Pointing & Mortar Joints
Deteriorated pointing to front elevation with recessed mortar joints
Photograph taken at time of inspection.
Photographs taken at time of inspection.

Ground Levels & DPC

Observation

External ground level at rear exceeds DPC height by approximately 50mm. Patio slabs laid against wall without cavity tray. This is bridging the DPC and is the likely cause of rising damp to rear reception room. Recommend lowering ground levels or installation of external tanking.

INTERNAL ROOM FINDINGS

#	Room	Damp Type	Moisture	Risk	Awaab's Law
1	Rear Reception Room	Rising Damp	26%	High	No
2	First Floor Bathroom	Mould Growth	20%	Medium	No
3	Front Bedroom	Penetrating Damp	22%	High	No
4	Kitchen	Condensation	16%	Medium	No
5	Ground Floor Hallway	Rising Damp	20%	Medium	No

● Rear Reception Room — Rising Damp

Observation

Rising damp identified to lower sections of external walls. Visible tide mark extending to approximately 750mm above floor level. Plaster is blown and friable below DPC height. Salt deposits (efflorescence) visible on wall surface. Skirting boards show early signs of decay.

Likely Moisture Source

Rising Damp

Likely Moisture Source

Rising damp

Supporting Evidence

Moisture reading: 26%

Recommended Action

Immediate focus should be placed on the overall moisture environment, ventilation, and associated building defects before invasive damp-proofing works are specified. Hack off contaminated plaster to 300mm above tide mark and apply renovating plaster system. Allow to dry (minimum 6 months) before redecoration.

Replace affected skirting boards.



Photo 1 — Rear Reception Room
Rising damp tide mark with salt deposits on rear reception wall

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● First Floor Bathroom — Mould Growth

Observation

Black mould growth to ceiling around extractor fan and to external wall behind WC. Mould colonies measure approximately 0.8m² in total coverage. Ceiling paint is peeling. Extractor fan tested and found to be functioning but undersized for room volume. No background ventilation present (trickle vents painted over).

Mould growth should generally be considered a symptom of elevated moisture conditions rather than the primary defect.

Likely Moisture Source

Condensation associated with elevated internal humidity and limited ventilation

Likely Moisture Source

Atmospheric moisture / condensation

Supporting Evidence

Moisture reading: 20%

Recommended Action

Treat all mould with specialist fungicidal wash and allow 48 hours drying time. Apply mould-resistant primer before repainting with anti-mould emulsion. Replace extractor fan with higher capacity unit (minimum 15 l/s for bathroom). Restore trickle vents to operational condition.

Condensation Readings

Air Temperature:	20°C
Relative Humidity:	72%
Surface Temperature:	13°C
Dew Point (Calculated):	14.7°C
Temperature Margin:	-1.7°C (Surface - Dew Point)
Condensation Risk:	High



Photo 1 — First Floor Bathroom
Black mould growth on bathroom ceiling around
extractor fan

Photograph taken at time of inspection.
Photographs taken at time of inspection.

● Front Bedroom — Penetrating Damp

Observation

Penetrating damp to external wall adjacent to window. Water staining visible extending from window reveal down to skirting level. Plaster is damp and soft when probed. Decorative finishes have failed with obvious water tracking marks. Issue appears to be related to defective window seals and deteriorated pointing to external brickwork.

Likely Moisture Source

Penetrating Damp

Likely Moisture Source

Rainwater penetration

Supporting Evidence

Moisture reading: 22%

Recommended Action

Renew external mastic seals to window frame. Repoint surrounding brickwork with appropriate lime mortar. Allow wall to dry naturally over 3-6 month period before replastering. Install trickle vents if not present.



Photo 1 — Front Bedroom

Penetrating damp and water tracking from window reveal in front bedroom

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● Kitchen — Condensation

Observation

Heavy condensation observed on windows with water streaming down glass and pooling on sills. Window frames showing early signs of mould growth at corners. Extractor hood above cooker vents internally (not to external). No mechanical extraction present.

Likely Moisture Source

Condensation

Likely Moisture Source

Atmospheric moisture / condensation

Supporting Evidence

Moisture reading: 16%

Recommended Action

Install mechanical extract ventilation to kitchen (minimum 30 l/s adjacent to hob, 60 l/s if remote). Redirect cooker hood to extract externally through wall or window. Treat window frames with fungicidal wash and Visible mould contamination may be removed through appropriate cleaning methods. However, cleaning alone should be considered a temporary measure only. Unless the underlying moisture conditions are addressed, mould growth is likely to return.

Condensation Readings

Air Temperature:	18°C
Relative Humidity:	70%
Surface Temperature:	12°C
Dew Point (Calculated):	12.6°C
Temperature Margin:	-0.6°C (Surface - Dew Point)
Condensation Risk:	Moderate



Photo 1 — Kitchen

Heavy condensation streaming on kitchen window with mould on frames

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● Ground Floor Hallway — Rising Damp

Observation

Low-level moisture indicators are present, but intrusive investigation or moisture profiling may be required before confirming rising damp as the primary defect to lower sections of walls below stairs and to front external wall. Tide mark visible at approximately 500mm height. Decorative finishes deteriorating with bubbling and flaking paint. The existing damp-proof course may warrant further investigation; however, findings should be assessed in the context of the overall moisture environment before confirming DPC failure or been bridged.

Likely Moisture Source

Rising Damp

Likely Moisture Source

Rising damp

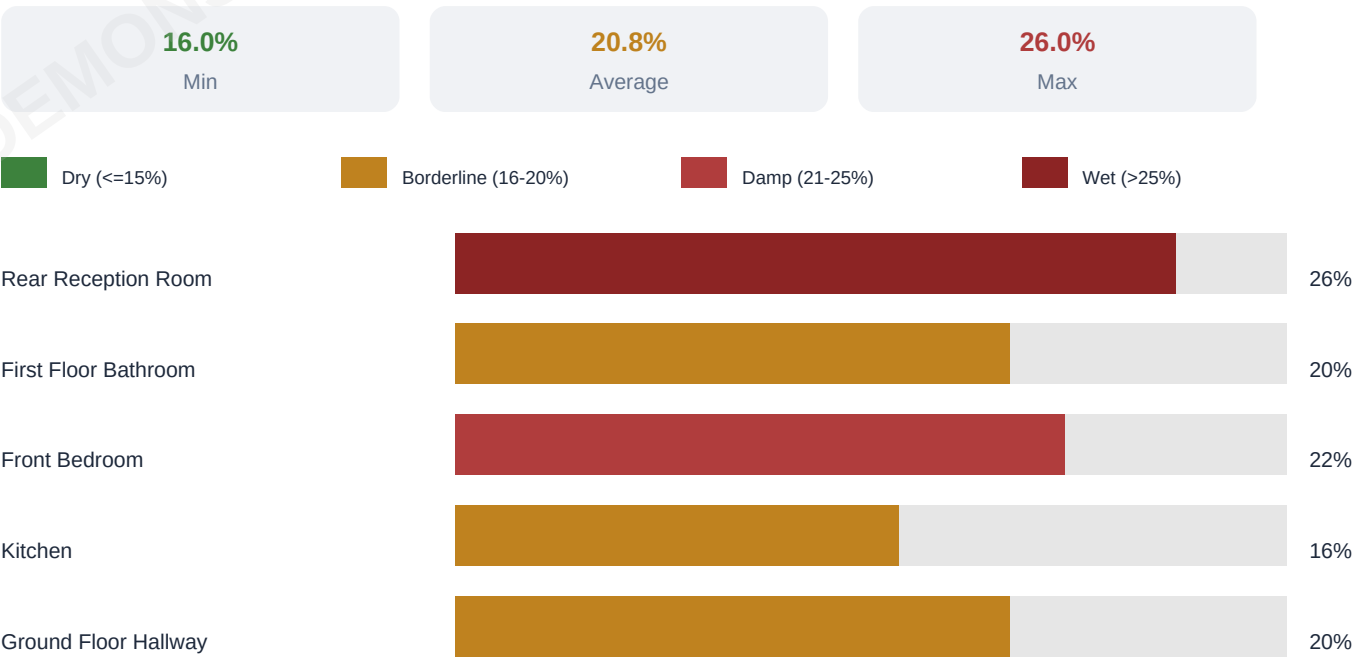
Supporting Evidence

Moisture reading: 20%

Recommended Action

Include in Immediate focus should be placed on the overall moisture environment, ventilation, and associated building defects before invasive damp-proofing works are specified. Renew plaster to affected areas with renovating specification. Ensure external ground levels are not bridging DPC at front of property.

MOISTURE READINGS OVERVIEW



EVIDENCE SUMMARY

The conclusions within this report are based upon evidence obtained during the inspection including:

- Visual observations of building elements
- Environmental measurements recorded at the time of survey
- Surface temperature comparison against dew point risk
- Moisture meter readings taken to wall surfaces
- Assessment of ventilation provision and internal moisture sources

SUMMARY OF FINDINGS

EXECUTIVE SUMMARY

This comprehensive damp and mould survey was conducted on a Victorian terraced property constructed circa 1905. The property is owner-occupied and exhibits several damp-related issues requiring prompt attention.

KEY FINDINGS:

1. **RISING DAMP (Rear Reception & Hallway)**
 - Failed or bridged DPC identified
 - External ground levels exceeding DPC height at rear
 - Salt contamination and decorative failure present
 - Moisture readings up to 26% recorded
2. **PENETRATING DAMP (Front Bedroom)**
 - Water ingress through defective window seals
 - Deteriorated external pointing allowing rain penetration
 - Active water tracking marks visible internally
3. **MOULD GROWTH (Bathroom)**
 - Black mould covering approx. 0.8m²
 - Inadequate ventilation contributing to conditions
 - Extractor fan undersized for room volume
4. **CONDENSATION (Kitchen)**
 - Heavy window condensation with water streaming
 - Inadequate mechanical extraction
 - Internal venting of cooker hood adding moisture load

RISK ASSESSMENT:

Overall risk level: HIGH - Multiple issues requiring prompt remediation

PRIORITY ACTIONS:

1. DPC injection and associated replastering works (within 30 days)
2. Window repairs and repointing to front elevation (within 30 days)
3. Mould treatment and ventilation upgrade to bathroom (within 30 days)
4. Kitchen ventilation improvements (within 60 days)
5. External ground level reduction at rear (within 60 days)

ESTIMATED COSTS:

Remedial works package estimated at £8,000-£12,000 excluding VAT. Detailed quotations from specialist contractors recommended for damp proofing works.

Confidence Level: This assessment is based on a non-invasive inspection and observed conditions at the time of survey.

ADVICE FOR OCCUPANTS

ADVICE FOR OCCUPANTS

To help manage dampness and reduce condensation in your home:

VENTILATION:

- Use extractor fans when cooking and bathing, and leave running for 15-20 minutes afterwards
- Open windows daily to allow fresh air circulation, even in winter
- Keep trickle vents open on windows
- Do not block permanent ventilators or air bricks

HEATING:

- Maintain consistent low-level heating rather than intermittent high heat
- Aim to keep rooms above 15°C minimum, ideally 18-21°C
- Do not turn heating off completely when away

MOISTURE REDUCTION:

- Dry clothes outdoors where possible, or in a well-ventilated room with window open
- Cover pans when cooking and use extractor hood
- Wipe down condensation from windows and sills daily
- Do not overfill cupboards and wardrobes; allow air circulation

MOULD TREATMENT:

- Clean mould with a fungicidal wash following manufacturer's instructions
- Allow surfaces to dry completely before redecoration
- Report persistent or spreading mould to your landlord immediately

REPORTING ISSUES:

- Report any new damp patches, leaks, or mould growth to your landlord promptly
- Keep a record of reports made with dates and photographs
- Under Awaab's Law, landlords are expected to respond to hazard reports within appropriate and reasonable timescales

OCCUPANT HEALTH IMPACT ASSESSMENT

OCCUPANT HEALTH IMPACT ASSESSMENT

OVERALL HEALTH RISK: ELEVATED - Prompt remediation recommended to reduce health risks.

This assessment identifies potential health impacts arising from the damp, mould, and related defects identified during this survey. It is based on published medical research and UK Government guidance on the health effects of damp and mould in housing (DLUHC, WHO Guidelines for Indoor Air Quality: Dampness and

Mould).

RESPIRATORY AND ALLERGIC RISKS

1 room(s) identified with mould growth or condensation issues. The following health conditions may be caused or aggravated by the conditions found:

Respiratory Infections

Mould spores can cause or aggravate respiratory tract infections including bronchitis and pneumonia, particularly in poorly ventilated or heavily contaminated environments.

At-risk groups: Infants, elderly, immunocompromised individuals

Asthma & Wheeze

Exposure to indoor mould is a recognised trigger for asthma attacks, chronic wheeze, and shortness of breath. Prolonged exposure can contribute to the development of new-onset asthma.

At-risk groups: Children, existing asthma sufferers

Allergic Rhinitis

Mould spores are a common airborne allergen causing persistent nasal congestion, sneezing, runny nose, and sinus irritation.

At-risk groups: All occupants, particularly those with existing allergies

Allergic Alveolitis (Hypersensitivity Pneumonitis)

Repeated inhalation of mould spores can cause inflammation of the lung alveoli, leading to cough, breathlessness, and fatigue. Chronic cases may result in permanent lung scarring.

At-risk groups: Occupants with prolonged exposure

Skin & Eye Irritation

Direct contact with mould or prolonged exposure to spore-laden air can cause dermatitis, skin rashes, and irritation of the eyes and mucous membranes.

At-risk groups: All occupants, particularly those with eczema or sensitive skin

Mycotoxin Exposure

Certain mould species (including *Stachybotrys* and *Aspergillus*) produce mycotoxins which can cause headaches, fatigue, cognitive impairment, and in severe cases neurological symptoms.

At-risk groups: All occupants with prolonged exposure

DAMP-RELATED HEALTH RISKS

The presence of rising damp, penetrating damp, or water ingress creates conditions that pose additional health risks beyond mould growth:

Dust Mite Proliferation

Damp conditions promote dust mite populations which thrive in humid environments. Dust mite allergens are a leading cause of allergic asthma and rhinitis.

At-risk groups: Children, asthma sufferers, allergy-prone individuals

Hypothermia & Cold-Related Illness

Damp walls and failed insulation reduce thermal efficiency, making it harder to maintain adequate heating levels. This increases the risk of hypothermia, cardiovascular events, and respiratory illness.

At-risk groups: Elderly, infants, those with cardiovascular conditions

Mental Health Impact

Living in damp, mouldy conditions is associated with increased stress, anxiety, and depression. The stigma of visible mould and the feeling of helplessness regarding housing conditions can significantly affect wellbeing.

At-risk groups: All occupants

VULNERABLE OCCUPANTS

Particular attention should be given where the following groups reside in the property:

- Children under 14 years of age
- Adults over 65 years of age
- Pregnant women
- Individuals with existing respiratory conditions (asthma, COPD)
- Individuals with compromised immune systems
- Individuals with skin conditions (eczema, dermatitis)

RECOMMENDATION: Occupants experiencing respiratory symptoms, persistent headaches, or skin irritation should consult their GP and reference this survey report. Remediation should be prioritised to reduce ongoing health exposure.

REGULATORY COMPLIANCE & AWAAB'S LAW SUMMARY

MOULD GROWTH – REGULATORY AWARENESS

Mould growth has been observed. Findings are consistent with conditions that may be relevant to damp and mould hazard assessment under the HHSRS.

Relevant housing legislation may include the Homes (Fitness for Human Habitation) Act 2018 and applicable provisions under the Social Housing (Regulation) Act 2023. Approved Document F (Ventilation) of the Building Regulations 2010 sets out minimum ventilation standards which may be relevant to the observed conditions.

Prompt investigation and remedial action is recommended to mitigate potential risk, particularly for vulnerable occupants.

REGULATORY CONTEXT – HHSRS HAZARD ASSESSMENT

Observed conditions may be relevant to hazard assessment under the Housing Health and Safety Rating System (HHSRS), Housing Act 2004.

The Homes (Fitness for Human Habitation) Act 2018 requires that rented properties are maintained to a standard fit for human habitation throughout the tenancy. Housing providers should ensure review of statutory repair and hazard management obligations where applicable.

RISING DAMP – FURTHER INVESTIGATION

Moisture readings and visible indicators are consistent with rising damp.

If confirmed, rising damp may be associated with failure or bridging of the damp proof course or related building elements. Further investigation may be required to determine the underlying cause.

Relevant housing legislation may include obligations under the Landlord and Tenant Act 1985 regarding the upkeep of structure.

PENETRATING DAMP – EXTERNAL ENVELOPE

Observed patterns suggest penetrating damp, which may indicate deficiencies in the external envelope of the building.

Relevant housing legislation may include obligations under the Landlord and Tenant Act 1985 regarding maintenance of the exterior including walls, roof, drains, and gutters. Further investigation may be required to determine the source of moisture ingress.

CONDENSATION – VENTILATION ASSESSMENT

Moisture readings indicate conditions consistent with condensation, which may suggest inadequate ventilation.

Approved Document F (Ventilation) of the Building Regulations 2010 sets out minimum ventilation standards. Relevant housing legislation may include the Landlord and Tenant Act 1985 and applicable provisions under the HHSRS regarding damp and mould growth hazards.

Monitoring is recommended to assess whether conditions persist.

GENERAL LEGISLATIVE CONTEXT

Relevant housing legislation may include the Landlord and Tenant Act 1985, the Homes (Fitness for Human Habitation) Act 2018, applicable provisions under the Social Housing (Regulation) Act 2023, and damp and mould hazard considerations under the Housing Health and Safety Rating System.

Housing providers should ensure review of statutory repair and hazard management obligations where applicable.

DISCLAIMER

Legislative references are provided for contextual awareness only and do not constitute legal advice or a

determination of statutory breach.

This report does not constitute specialist mould remediation guidance. Where extensive mould contamination is present, specialist remediation advice may be required.

SURVEYOR DECLARATION

Inspection Conducted By:

Sample Surveyor

Company:

Sample Surveyor Ltd

Position:

BSc (Hons) Building Surveying, MRICS, Certified Damp & Timber Specialist

Date of Inspection:

25 March 2026

"I confirm that this inspection has been conducted in accordance with accepted professional practices and reflects observations made at the time of inspection."

Authorised Sign-off

Date: _____