

Damp, Timber & Mould Survey Report

Residential Damp, Timber & Mould Inspection Report

Example Property Address

Sample Housing Provider

23 March 2026

Report Ref: FE779854

This report has been generated using a structured, consistent and auditable reporting framework designed to support housing risk assessment, asset management, and compliance review processes.

Overall Risk Level: ● URGENT

PROPERTY OVERVIEW



Front elevation photograph of the property

PROPERTY DETAILS

Address:	Example Property Address
Postcode:	AB1 2CD
Property Type:	Semi-Detached House (Social Housing)
Construction:	Solid Brick (9" walls)
Approximate Age:	Victorian (c.1900)
Owner/Landlord:	Sample Housing Provider
Tenant:	Sample Occupant
Contact:	07xxx xxxxxx
Email:	sample@example.com

SURVEYOR DETAILS

Date of Survey:	Monday, 23 March 2026
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Surveyor Name: Sample Surveyor
Qualifications: BSc (Hons) Building Surveying, MRICS, Certified Damp & Timber Specialist
Company: Sample Housing Provider

WEATHER CONDITIONS AT TIME OF SURVEY

Conditions: Overcast, Cold
Notes: Survey conducted following 3 days of dry weather. Temperature approximately 8°C. No rain during inspection. Previous week had significant rainfall.

ENVIRONMENTAL ASSESSMENT

Air Temperature: 18°C
Relative Humidity: 75%
Surface Temperature: 11°C
Dew Point (Calculated): 13.6°C
Temperature Difference: -2.6°C
Surface temperature is 2.6°C below calculated dew point.

Condensation Risk: High
Instrument: Protimeter MMS3 & Testo 625 Thermo-Hygrometer
Measurement Location: Readings taken at external wall surface, kitchen (worst-case location)
Weather Context: Overcast, 8°C external. Previous week had significant rainfall.
Recorded At: 23 Mar 2026, 12:41

Environmental Interpretation

Surface temperature is below the dew point. Active condensation is occurring on cold surfaces. High relative humidity combined with low surface temperatures creates conditions highly conducive to mould growth. Immediate ventilation improvements and heating strategy review recommended.

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:	Rare
Heating Pattern:	Intermittent
Drying Clothes Indoors:	Often
Occupancy Moisture Load:	High

No mechanical extraction in kitchen. Bathroom extractor functioning but undersized. Trickle vents sealed with paint. Windows rarely opened. Heating intermittent. Clothes dried indoors regularly. High occupancy moisture load from cooking, bathing, and drying. Overall ventilation is significantly inadequate for the moisture generation in this property.

OVERALL RISK & COMPLIANCE SUMMARY

Overall Property Risk Level: ● **URGENT**

Primary Moisture Hazards Identified:

- Rising Damp
- Mould Growth
- Penetrating Damp
- Condensation
- Wet Rot
- Dry Rot
- Woodworm

Compliance Position:

- Action Required: Yes
- Recommended Response Timescale: Urgent remedial action advised
- 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:

Atmospheric moisture and condensation, resulting from insufficient mechanical and passive ventilation combined with elevated occupancy moisture load.

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:

Rainwater penetration through defective pointing at the rear elevation and inadequate subfloor ventilation to the ground floor reception room.

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.

Timescales and regulatory references included within this report reflect recognised industry guidance and social housing practice at the time of inspection. They are intended to support risk awareness and prioritisation only and should not be interpreted as statutory enforcement deadlines.

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. This is likely contributing to penetrating damp in rear bedroom.



Photo 1 — Gutters & Downpipes

Leaking gutter joint at rear first floor level with algae staining on brickwork below

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 75mm. 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.

Windows & Doors

Observation

Front bedroom window frame showing signs of deterioration with cracked putty and failed sealant around frame. Evidence of water tracking internally during periods of driving rain. Window requires overhaul with new seals and external mastic.

PROPERTY RISK FINDINGS

#	Room	Damp Type	Moisture	Risk	Awaab's Law
1	Rear Reception Room	Rising Damp	28%	High	Yes
2	First Floor Bathroom	Mould Growth	22%	Urgent	Yes
3	Front Bedroom 1	Penetrating Damp	24%	High	Yes
4	Rear Bedroom 2	Mould Growth	26%	Urgent	Yes

#	Room	Damp Type	Moisture	Risk	Awaab's Law
5	Kitchen/Diner	Condensation	18%	Medium	No
6	Ground Floor Hallway	Rising Damp	22%	Medium	No
7	Under Stairs Cupboard	Wet Rot	32%	High	Yes
8	Loft Space	Dry Rot	24%	Urgent	Yes
9	Second Floor Bedroom	Woodworm	19%	Medium	No

● Rear Reception Room — Rising Damp

Observation

Moisture patterns observed at low level are consistent with possible rising damp; however, findings should be considered alongside the overall moisture assessment and may require further investigation to confirm causation to lower sections of all external walls. Visible tide mark extending to approximately 900mm above floor level. Plaster is blown and friable below DPC height. Salt deposits (efflorescence) visible on wall surface. Skirting boards are decayed and require replacement. Decorative finishes have failed with wallpaper peeling and emulsion flaking.

Likely Moisture Source

Rising Damp

Likely Moisture Source

Rising damp

Supporting Evidence

Moisture reading: 28%

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 all affected skirting boards. Consider installation of positive input ventilation to assist drying.

Awaab's Law Notes:

Rising damp at this severity is consistent with conditions that may constitute a Category 1 hazard under HHSRS. The presence of salt contamination and failed finishes creates an environment conducive to mould growth. Prompt investigation and timely progression of remedial works is recommended, particularly where vulnerable occupants may be affected.

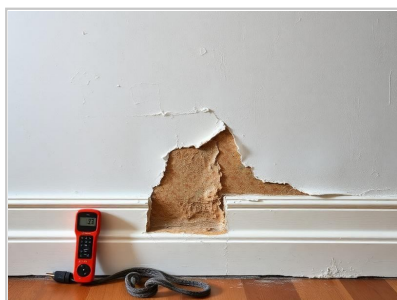


Photo 1 — Rear Reception Room

Rising damp tide mark and salt deposits on rear reception room wall

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● First Floor Bathroom — Mould Growth

Observation

Extensive black mould growth to ceiling around extractor fan and to external wall behind WC. Mould colonies measure approximately 1.5m² in total coverage. Ceiling paint is peeling and substrate is damp to touch. 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: 22%

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. Consider installation of humidistat to automate extraction. Occupants to be advised on ventilation practices.

Condensation Readings

Air Temperature:	19°C
Relative Humidity:	78%
Surface Temperature:	12°C
Dew Point (Calculated):	15.1°C
Temperature Margin:	-3.1°C (Surface - Dew Point)

Condensation Risk:

High

Awaab's Law Notes:

This level of mould growth represents a serious respiratory health hazard, particularly for vulnerable occupants including children and those with asthma. Urgent assessment and remedial action is recommended to mitigate the health risk. Interim safety measures should include enhanced cleaning and provision of dehumidifier pending permanent remediation.



Photo 1 — First Floor Bathroom

Extensive black mould growth on bathroom ceiling around extractor fan

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● Front Bedroom 1 — 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: 24%

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. Consider application of external water repellent treatment after pointing completed.

Awaab's Law Notes:

Penetrating damp affecting bedroom creates conditions conducive to mould growth and impacts thermal comfort. Findings are consistent with a Category 1 hazard. Prompt investigation and timely progression of remedial works is recommended to address the source of moisture ingress.



Photo 1 — Front Bedroom 1

Penetrating damp and water tracking marks adjacent to front bedroom window

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● Rear Bedroom 2 — Mould Growth

Observation

Severe black mould growth to corner junction of external walls at ceiling level. Mould extends approximately 2m² across corner and down walls. Evidence of condensation on window with water pooling on sill. Occupant reports mould returns within weeks of cleaning. Room is cold to touch and poorly heated. Furniture positioned against external walls restricting air circulation.

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: 26%

Recommended Action

Professional mould remediation required given extent and recurrence. Install mechanical extract ventilation with humidistat control. Improve heating provision - consider radiator upgrade or secondary heat source. Apply thermal lining to cold external walls after remediation. Advise occupant on furniture positioning and ventilation practices. Consider whole-house positive input ventilation system.

Awaab's Law Notes:

Severe recurring mould at this level presents significant health risks including respiratory conditions, allergic reactions, and infections. Findings are consistent with a Category 1 hazard requiring urgent assessment. Consideration should be given to interim safety measures for vulnerable occupants pending remediation. Urgent remedial action is advised.



Photo 1 — Rear Bedroom 2
Severe recurring black mould at corner junction
of external walls in rear bedroom

Photograph taken at time of inspection.

Photographs taken at time of inspection.

● Kitchen/Diner — 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. Tumble dryer venting internally adding to moisture load.

Likely Moisture Source

Condensation

Likely Moisture Source

Atmospheric moisture / condensation

Supporting Evidence

Moisture reading: 18%

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. Redirect tumble dryer vent to external or replace with condenser unit. 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. Consider installation of condensation control unit or PIV system.

Condensation Readings

Air Temperature:	18°C
Relative Humidity:	75%
Surface Temperature:	11°C
Dew Point (Calculated):	13.6°C
Temperature Margin:	-2.6°C (Surface - Dew Point)
Condensation Risk:	High



Photo 1 — Kitchen/Diner
Heavy condensation streaming on kitchen window with early 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 600mm height. Decorative finishes deteriorating with bubbling and flaking paint. Floor tiles lifting in places suggesting ground moisture issues. 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: 22%

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. Consider floor membrane if tiles are to be replaced. Ensure external ground levels are not bridging DPC at front of property.

● Under Stairs Cupboard — Wet Rot

Observation

Wet rot identified to timber door frame and skirting boards. Wood is soft and spongy when probed with screwdriver, with visible fungal decay. Paint finish is bubbling and flaking. Timber has remained wet due to rising damp from adjacent hallway walls. Structural timbers behind plaster may also be affected.

Likely Moisture Source

Wet Rot

Likely Moisture Source

Rising damp

Supporting Evidence

Moisture reading: 32%

Recommended Action

Cut out and replace all affected timber including door frame and skirting. Apply timber preservative treatment to adjacent sound timber. Address source of moisture (rising damp) before installing new timber. Ensure all replacement timber is pre-treated. Allow walls to dry before refitting skirtings.

Awaab's Law Notes:

Timber decay affecting structural elements can compromise building stability and safety. Where decay is extensive and affects structural integrity, findings may be consistent with a Category 1 hazard under HHSRS. Prompt investigation is recommended.

● Loft Space — Dry Rot

Observation

Dry rot (*Serpula lacrymans*) identified to roof timbers adjacent to defective lead flashing at chimney stack. Characteristic cuboidal cracking visible on affected rafter with white mycelium strands spreading across adjacent timbers. Fruiting body observed indicating active infection. Approximately 2m of rafter affected with spread to purlin.

Likely Moisture Source

Dry Rot

Likely Moisture Source

Rainwater penetration

Supporting Evidence

Moisture reading: 24%

Recommended Action

URGENT: Engage specialist dry rot contractor immediately. Cut out all affected timber to minimum 1m beyond visible decay. Apply specialist dry rot treatment to remaining timbers and adjacent masonry. Repair source of moisture ingress (chimney flashing). Install new pre-treated structural timbers. Environmental control measures required to prevent recurrence.

Awaab's Law Notes:

Dry rot is an aggressive fungal decay that can spread rapidly through masonry and timber, causing significant structural damage. Findings are consistent with a serious building defect requiring urgent assessment. Urgent remedial action is advised given the structural implications.

● Second Floor Bedroom — Woodworm**Observation**

Active woodworm infestation (Common Furniture Beetle - *Anobium punctatum*) identified in exposed roof timbers and floorboards. Fresh flight holes (1-2mm diameter) with fine bore dust visible. Approximately 30% of visible floorboards affected with varying degrees of damage. Some boards structurally compromised with visible holes throughout cross-section.

Likely Moisture Source

Woodworm

Likely Moisture Source

Subfloor ventilation

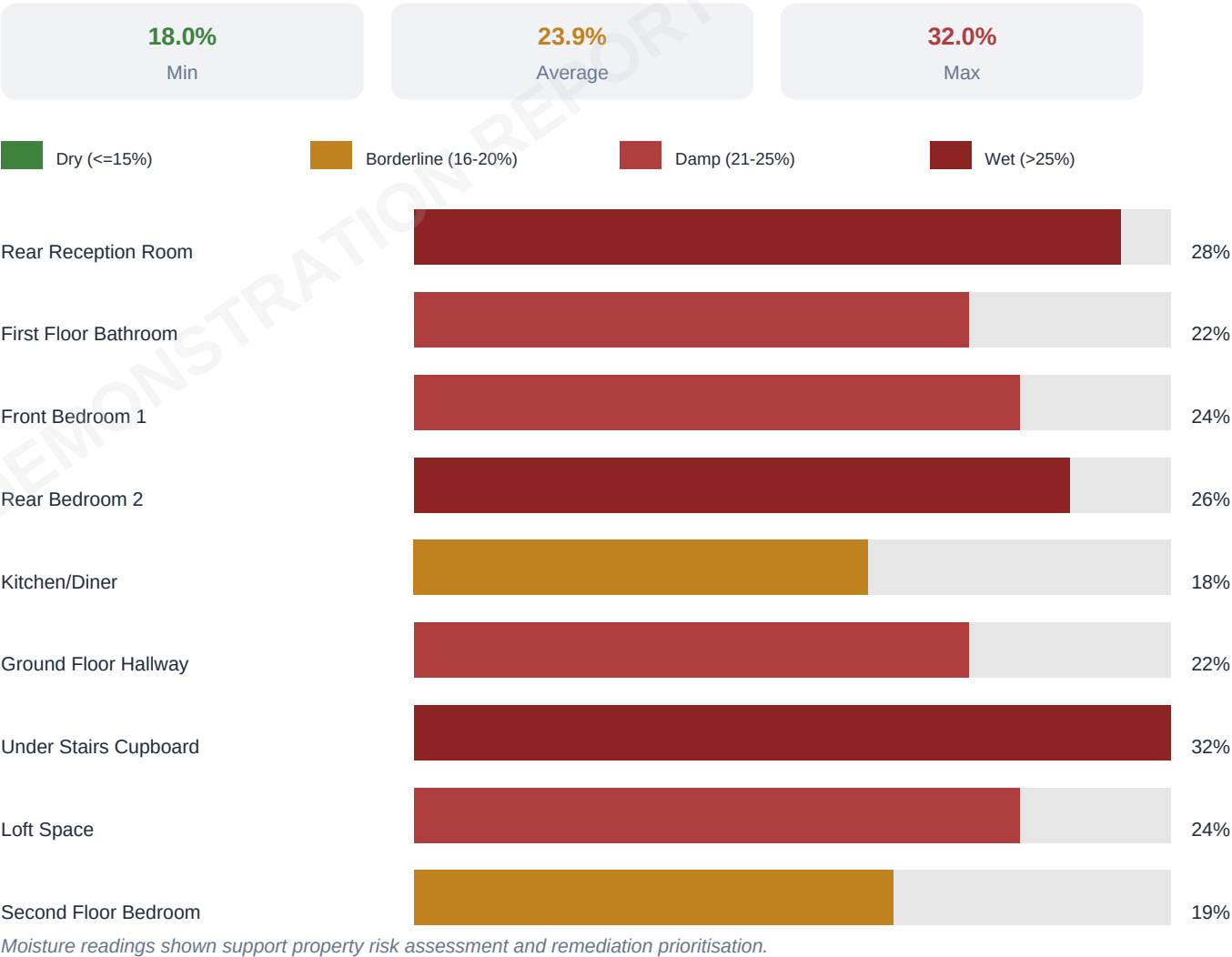
Supporting Evidence

Moisture reading: 19%

Recommended Action

Engage specialist timber treatment contractor. Treat all accessible timbers with appropriate insecticide. Replace structurally compromised floorboards. Consider residual timber moisture levels - woodworm thrives in damp conditions (address any contributing damp issues). Improve loft ventilation to reduce humidity. Re-inspect in 12 months to confirm treatment effectiveness.

MOISTURE & ENVIRONMENTAL RISK 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

RISK & COMPLIANCE SUMMARY

EXECUTIVE SUMMARY

This comprehensive damp and mould survey was conducted on a Victorian semi-detached property constructed circa 1900. The property exhibits multiple damp-related issues and timber defects requiring urgent attention.

KEY FINDINGS:

1. **RISING DAMP** (Rear Reception & Hallway)
 - Failed or bridged DPC identified
 - External ground levels exceeding DPC height
 - Salt contamination and decorative failure present
 - Moisture readings up to 28% recorded
2. **PENETRATING DAMP** (Front Bedroom 1)
 - Water ingress through defective window seals
 - Deteriorated external pointing allowing rain penetration
 - Active water tracking marks visible internally
3. **SEVERE MOULD GROWTH** (Bathroom & Rear Bedroom)
 - Extensive black mould covering approx. 3.5m² total
 - Health hazard requiring emergency action
 - Inadequate ventilation contributing to conditions
 - Recurrent issue despite previous cleaning attempts
4. **CONDENSATION** (Kitchen/Diner)
 - Heavy window condensation with water streaming
 - Inadequate mechanical extraction
 - Internal venting of appliances adding moisture load
5. **TIMBER DEFECTS**
 - Wet rot to ground floor timber (door frames, skirtings)
 - Active dry rot in loft affecting structural rafters (URGENT)
 - Woodworm infestation to second floor timbers
 - All timber issues linked to underlying damp problems

RISK ASSESSMENT:

Overall risk level: URGENT - Multiple Category 1 HHSRS hazards identified

PRIORITY ACTIONS:

1. Emergency dry rot treatment to loft timbers — Priority: Immediate (urgent response recommended)
2. Emergency mould remediation to bathroom and rear bedroom — Priority: Immediate (urgent response recommended)
3. Priority investigation of gutter leak and temporary protection of wall recommended

4. Planned remedial works recommended — DPC injection and associated replastering works
5. Planned remedial works recommended — Wet rot timber replacement after damp remediation
6. Planned remedial works recommended — Window repairs and repointing to front elevation
7. Planned remedial works recommended — Ventilation improvements throughout property
8. Woodworm treatment following moisture reduction — scheduled maintenance cycle

ESTIMATED COSTS:

Remedial works package estimated at £18,000-£25,000 excluding VAT. Detailed quotations from specialist contractors recommended for dry rot, damp proofing, and timber treatment.

This property is currently unfit for habitation in its present condition and poses significant health risks to occupants, particularly those with respiratory conditions or compromised immune systems.

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: SIGNIFICANT - Immediate action required to protect occupant health.

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

2 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

TIMBER DEFECT HEALTH AND SAFETY RISKS

Timber decay and infestation identified during this survey may present structural safety risks and contribute to poor indoor air quality:

Dry Rot Spore Release

Active dry rot produces large quantities of airborne spores which can cause respiratory irritation and allergic reactions in susceptible individuals.

At-risk groups: All occupants, particularly those with respiratory conditions

Structural Safety

Decayed or infested structural timbers may compromise the safety of floors, roofs, and stairs. This poses a risk of injury from structural failure.

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: Given the severity of conditions found, it is strongly recommended that vulnerable occupants seek medical advice regarding their current symptoms and consider temporary alternative accommodation until emergency remediation is completed.

REGULATORY COMPLIANCE & AWAAB'S LAW SUMMARY

SOCIAL HOUSING REGULATORY CONTEXT – AWAAB'S LAW

Recent regulatory reforms relating to damp and mould hazards within social housing (commonly referred to as Awaab's Law) place increased expectations on housing providers to investigate and respond to reported hazards within appropriate and reasonable timeframes.

Where conditions present potential risks to occupant health, housing providers are generally expected to:

- Undertake prompt investigation of reported hazards
- Assess risks to occupants, particularly vulnerable individuals
- Implement interim safety measures where required
- Establish and communicate remediation plans within organisational policy timeframes

Specific response periods may vary between housing providers and evolving regulatory guidance.

URGENT REGULATORY ACTION

Given the severity of the findings, urgent assessment and progression of remedial works is advised in accordance with current regulatory requirements.

REGULATORY CONTEXT – URGENT ASSESSMENT RECOMMENDED

Findings may be relevant to the following regulatory framework:

- The Social Housing (Regulation) Act 2023 sets out requirements for the investigation and remediation of damp and mould hazards in social housing.
- The Housing Health and Safety Rating System (HHSRS) under the Housing Act 2004 provides a framework for assessing housing-related hazards.
- Prompt assessment and remedial action is recommended, particularly where vulnerable occupants may be affected.

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

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.

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.

ASSESSMENT PRIORITY

Urgent assessment recommended.

REGULATORY CONTEXT — SOCIAL HOUSING

Legislative references contained within this report are provided for professional guidance and contextual awareness only.

Findings should be considered alongside applicable housing legislation including:

- Housing Act 2004 and the Housing Health and Safety Rating System (HHSRS)
- Homes (Fitness for Human Habitation) Act 2018
- Landlord and Tenant Act 1985
- Social Housing (Regulation) Act 2023
- Building Regulations 2010 – Approved Document F (Ventilation)

This report does not constitute legal advice or formal determination of statutory breach.

AWAAB'S LAW — REGULATORY GUIDANCE

Recent regulatory reforms relating to damp and mould hazards within social housing (commonly referred to as Awaab's Law) place increased expectations on housing providers to investigate and respond to reported hazards within appropriate and reasonable timeframes.

Where conditions present potential risks to occupant health, housing providers are generally expected to:

- Undertake prompt investigation of reported hazards
- Assess risks to occupants, particularly vulnerable individuals
- Implement interim safety measures where required
- Establish and communicate remediation plans within organisational policy timeframes

Specific response periods may vary between housing providers and evolving regulatory guidance.

Assessment priority: urgent assessment recommended

RECOMMENDED RESPONSE PRIORITY

Urgent hazards should be assessed as soon as reasonably practicable in accordance with housing provider procedures and current regulatory guidance.

Assessment Area	Recommendation
Investigation Priority	Urgent assessment recommended
Remediation Priority	Urgent remedial action advised
Classification	Emergency hazard — immediate risk to occupant safety
Overall Risk Level	URGENT

VULNERABLE OCCUPANTS ASSESSMENT

The following vulnerable occupant categories have been identified at the property: Children under 5, Respiratory conditions.

The presence of vulnerable occupants may escalate the priority of hazard assessment under the Housing Health and Safety Rating System (HHSRS).

Additional notes: Household includes a child aged 3 and an occupant with diagnosed asthma (GP-confirmed). Occupant reports worsening respiratory symptoms over the past 6 months coinciding with mould growth.

REMEDIATION ACTION PLAN

#	Action Required	Responsible Party	Priority	Status	Recommended Timeframe
1	Emergency mould remediation to first floor bathroom and rear bedroom 2. Professional fungicidal treatment and temporary dehumidifier provision.	Sample Housing Provider	URGENT	Pending Assessment	24/03/2026
2	Engage specialist dry rot contractor for loft timber assessment and remediation. Cut out all affected timbers and treat adjacent masonry.	Sample Housing Provider	URGENT	Pending Assessment	26/03/2026
3	Repair leaking gutter joint at rear first floor level. Replace corroded downpipe connection and clear debris from gutter run.	Sample Housing Provider	HIGH	Pending Assessment	30/03/2026
4	Install chemical injection DPC to rear reception room and ground floor hallway. Hack off contaminated plaster and apply renovating plaster system.	Specialist DPC Contractor	HIGH	Pending Assessment	22/04/2026
5	Renew external window seals and repoint front elevation brickwork. Apply water repellent treatment after pointing has cured.	Sample Housing Provider	HIGH	Pending Assessment	22/04/2026
6	Install whole-house positive input ventilation (PIV) system. Upgrade bathroom extractor fan and redirect kitchen cooker hood to	Sample Housing Provider	MEDIUM	Pending Assessment	22/04/2026

#	Action Required	Responsible Party	Priority	Status	Recommended Timeframe
	extract externally.				
7	Cut out and replace all wet rot affected timbers in under stairs cupboard. Apply timber preservative to adjacent sound timber.	Specialist Timber Contractor	HIGH	Pending Assessment	22/04/2026
8	Treat woodworm infestation to second floor bedroom timbers. Replace structurally compromised floorboards. Re-inspect in 12 months.	Specialist Timber Contractor	MEDIUM	Pending Assessment	22/05/2026

COMPLIANCE REVIEW INSPECTION

A follow-up inspection has been recommended on Monday, 20 April 2026 to verify that remediation works have been completed and conditions have improved.

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 Housing Provider

Position:

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

Date of Inspection:

23 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: _____