

# Damp and Mould Inspection Form

Incomplete

Score	46.15%	Flagged items	0	Actions	0
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Document No. 000305

Audit title 

Surveyor S Austen

Date of Inspection 21.02.2023 07:44 GMT

Status of property (occupied or vacant) Occupied

Resident's name 

Resident's contact number 

## Address of property



Photo 1



Photo 2

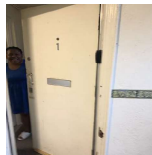


Photo 3

## Photos



Photo 4

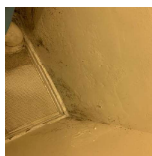


Photo 5

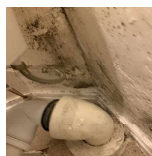


Photo 6

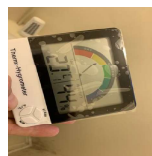


Photo 7

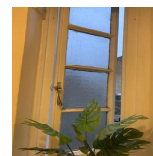


Photo 8



Photo 9

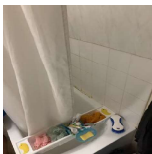


Photo 10

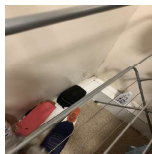


Photo 11



Photo 12



Photo 13

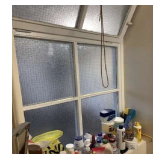


Photo 14

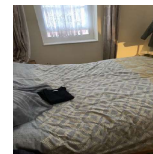


Photo 15



Photo 16



Photo 17



Photo 18

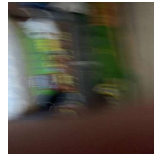


Photo 19



Photo 20



Photo 21

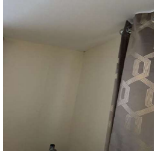


Photo 22

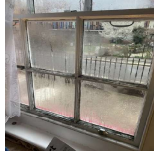


Photo 23



Photo 24



Photo 25

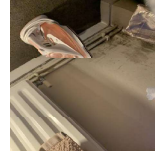


Photo 26



Photo 27



Photo 28

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**Protection of any contents that cannot be removed (with photos of condition);**

**Reported defect**

The issues maybe due to the exterior brickwork allowing moisture to access the property so, moisture boards will be required if the mould returns.

The property seems to be overcrowded  
1 bedroom  
1 adult and 2 children

I would also suggest new radiators are installed



Photo 29



Photo 30



Photo 31

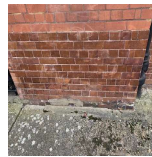


Photo 32

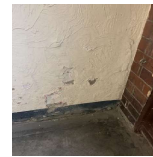


Photo 33



Photo 34



Photo 35

**1.1 Room/Location mould attached to**

Toilet



Photo 36



Photo 37

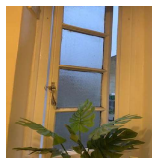


Photo 38



Photo 39

**1.2 Nature of complaint**

Mould

**1.3 Relative Humidity Reading**

Gas Central Heating with TRVs



Photo 40

**1.4 Temperature**

Yes



Photo 41

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### 1.5 Type?

### 1.6 Air Flow Reading

Yes

The airflow is low at 3l/s  
However it is blocked with dust and debris so will need to be cleaned



Photo 42

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### 1.7 Windows opening or trickle vents

Single Glazed

Timber

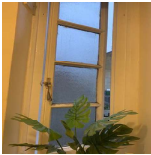


Photo 43

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### 1.8 Damp-Humidity source

Yes

See reported defects

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### 1.9 Inspection findings:

Mould was located on the walls

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### 1.10 Mould (Condition) Type

Condition 2

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### 1.11 Recommended remedial controls

Condition 2

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### 1.12 Summary Conclusion / Outcome

Remove the mould and further remedial works maybe required

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### 1.13 Actions and urgency

Remove the mould and clean and seal

Clean the extract fan

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## Room 2

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### 2.1 Room/Location mould attached to

Bathroom

Wall

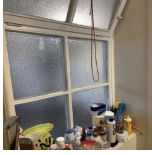


Photo 44



Photo 45



Photo 46

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### 2.2 Nature of complaint

Mould

### 2.3 Relative Humidity Reading

Gas Central Heating with TRVs



Photo 47

---

### 2.4 Temperature

Yes



Photo 48

---

### 2.5 Type

### 2.6 Airflow reading

Yes

12-15l/s



Photo 49

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### 2.7 Windows opening or trickle vents

Single Glazed

Timber



Photo 50

**2.8 Damp-Humidity source**

Yes

See reported defects

**2.9 Inspection findings:**

Mould was located on the wall

**2.10 Mould (Condition) Type**

Condition 1

**2.11 Recommended remedial controls**

Condition 1

**2.12 Summary Conclusion / Outcome**

Remove the mould and further remedial works maybe required

**2.13 Actions and urgency**

Remove the mould then clean and seal

**Room 3**

100%

**3.1 Room/Location mould attached to**

Bedroom

Walls and windows



Photo 51



Photo 52

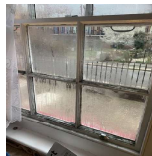


Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

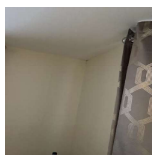


Photo 58

**3.2 Nature of complaint**

Mould

**3.3 Relative Humidity Reading**

Gas Central Heating with TRVs



Photo 59

**3.4 Temperature**

Yes



Photo 60

**3.5 Type**

**3.6 Airflow reading**

N/A

**3.7 Windows opening or trickle vents**

Single Glazed



Photo 61



Photo 62

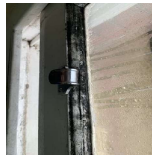


Photo 63

**3.8 Damp-Humidity source**

Yes

See reported defects

**3.9 Inspection findings:**

Mould was located on the walls and windows

**3.10 Mould (Condition) Type**

Condition 3

**3.11 Recommended remedial controls**

Condition 2

**3.12 Summary Conclusion / Outcome**

Remove the mould and further remedial works maybe required

**3.13 Actions and urgency**

Remove the mould then clean and seal

**Room 4**

**4.1 Room/Location mould attached to**

**4.2 Nature of complaint**

**4.3 Relative Humidity Reading**

**4.4 Temperature**

**4.6 Airflow reading**

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**4.7 Windows opening or trickle vents**

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**4.8 Damp-Humidity source**

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**4.9 Inspection findings:**

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**4.10 Mould (Condition) Type**

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**4.11 Recommended remedial controls**

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**4.12 Summary Conclusion / Outcome**

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**4.13 Actions and urgency**

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## **Room 5**

0%

**5.1 Room/Location mould attached to**

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**5.2 Nature of complaint**

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**5.3 Relative Humidity Reading**

---

**5.4 Temperature**

---

**5.6 Airflow reading**

---

**5.7 Windows opening or trickle vents**

---

**5.8 Damp-Humidity source**

---

**5.9 Inspection findings:**

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**5.10 Mould (Condition) Type**

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**5.11 Recommended remedial controls**

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**5.12 Summary Conclusion / Outcome**

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**5.13 Actions and urgency**

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## **Room 6**

0%

**6.1 Room/Location mould attached to**

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**6.2 Nature of complaint**

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**6.3 Relative Humidity Reading**

---

**6.4 Temperature**

---

**6.6 Airflow reading**

---

**6.7 Windows opening or trickle vents**

---

**6.8 Damp-Humidity source**

---

**6.9 Inspection findings:**

---

**6.10 Mould (Condition) Type**

---

**6.11 Recommended remedial controls**

---

**6.12 Actions and urgency**

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**6.13 Summary Conclusion / Outcome**

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**Conclusion**

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Schedule of work to be carried out at the property

**1.1 Nature of complaint requires work**

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**SOR code:**

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**Quantity:**

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**Works order (priority):**

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**2.1 Nature of complaint requires work**

---

**SOR code:**

---

**Quantity:**

---

**Works order (priority):**

---

**3.1 Nature of complaint requires work**

---

**SOR code:**

---

**Quantity:**

---

**Works order (priority):**

---

**4.1 Nature of complaint requires work**

---

**SOR code:**

---

**Quantity:**

---

**Works order (priority):**

---

**5.1 Nature of complaint requires work**

---

**SOR code:**

---

**Quantity:**

---

**Works order (priority):**

---

**6.1 Nature of complaint requires work**

---

**SOR code:**

---

**Quantity:**

---

**Works order (priority):**

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Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24





Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56





Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63