Sample

Damp, Timber & Mould Survey Report

This demonstration report showcases the full reporting capabilities of DampSurvey-Pro, including multiple moisture readings, environmental assessment, photo annotations and evidence-based professional conclusions.



PROPERTY ADDRESS

24 Example Avenue, Example Town, EX2 3CD

SURVEY DATE

13 October 2026

REPORT REFERENCE

DSP-DEMO-2026

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Some photographs are annotated to highlight key observations. Where no annotation is present, this reflects the original survey image.

Damp, Timber & Mould Survey Report

Residential Damp, Timber & Mould Inspection Report

24 Example Avenue, Example Town

Example Client

13 October 2026

Report Ref: FBD95C2E

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Prepared in accordance with the DampSurvey-Pro Professional Reporting Framework (2026 Edition)

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Overall Risk Level: ● **HIGH**

PROPERTY OVERVIEW



Front elevation photograph of the property

PROPERTY DETAILS

Address:	24 Example Avenue, Example Town
Postcode:	EX2 3CD
Property Type:	Semi-Detached House
Construction:	Cavity Brick (early cavity, unfilled)
Approximate Age:	Inter-war (c.1935)
Owner/Landlord:	Example Client
Contact:	07000 000000
Email:	sample@example.com

SURVEYOR DETAILS

Date of Survey:	Tuesday 13 October 2026
Surveyor Name:	Sample Surveyor
Qualifications:	BSc (Hons) Building Surveying, MRICS, CSRT, CSSW
Company:	Sample Surveyor Ltd

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WEATHER CONDITIONS AT TIME OF SURVEY

Conditions: Dry, Cold

Notes: Survey conducted following heavy overnight rainfall and a dry inspection day. External temperature approximately 9 °C. Ambient conditions therefore representative of a typical UK autumn/winter inspection.

ENVIRONMENTAL ASSESSMENT

Air Temperature: 17.8°C

Relative Humidity: 68%

Surface Temperature: 11.2°C

Dew Point (Calculated): 12.1°C

Temperature Difference: -0.9°C

Surface temperature is 0.9°C below calculated dew point.

Condensation Risk: High

Instrument: Protimeter MMS3 (moisture) & Testo 625 Thermo-Hygrometer (environmental)

Measurement Location: Environmental readings taken centrally within the kitchen — the coldest identified surface within the property

Weather Context: Overnight heavy rainfall, dry inspection day at approximately 9 °C external air temperature

Recorded At: 13 Oct 2026, 17:47

Room Environmental Readings

Room	Air Temp	RH	Surface Temp	Dew Point	Margin	Risk
First Floor Bathroom	19.4°C	74%	12.1°C	14.6°C	-2.5°C	High
Kitchen	17.8°C	68%	11.2°C	12.1°C	-0.9°C	High

Environmental measurements recorded in 2 rooms.

• Highest RH: 74% — First Floor Bathroom

• Lowest surface temperature: 11.2°C — Kitchen

• Lowest surface/dew-point margin: -2.5°C — First Floor Bathroom

• Highest calculated condensation risk: High — First Floor Bathroom and Kitchen

Environmental measurements represent conditions recorded at the time of inspection and should not be interpreted as long-term environmental monitoring unless monitoring data has specifically been obtained.

Environmental Interpretation

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Coldest surface temperature (11.2 °C, taken at the north-facing kitchen external wall) is 0.9 °C below the calculated dew point (12.1 °C). Condensation is actively occurring on the coldest surfaces under the ambient conditions recorded. This is technically consistent with the streaming window condensation observed in the kitchen and with the surface contamination observed to the bathroom ceiling. Relative humidity of 68 % is elevated and reflects the combination of moisture generation from occupancy and the absence of compliant mechanical extraction. Correcting the ventilation deficiencies is expected to reduce relative humidity to within a normal 45–60 % band and to raise surface temperatures above the dew point under normal operating conditions.

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:	Intermittent
Drying Clothes Indoors:	Sometimes
Occupancy Moisture Load:	Medium

Kitchen: no dedicated mechanical extract; cooker hood recirculates internally. Bathroom: extractor present and drawing air but visibly undersized for the room volume with no run-on timer. Trickle vents to habitable rooms are painted shut and non-operational. Windows opened occasionally by the occupants. Heating pattern is intermittent (typical morning and evening operation) and moisture-generating activities (bathing, cooking, occasional indoor drying) are within a normal domestic range. The property is therefore under-ventilated relative to its occupancy moisture load rather than being subject to excessive moisture generation.

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OVERALL RISK & COMPLIANCE SUMMARY

Overall Property Risk Level: ● **HIGH**

Primary Moisture Hazards Identified:

- Penetrating Damp
- Rainwater penetration
- Mould Growth
- Condensation

Compliance Position:

- Action Required: Yes
- Recommended Response Priority: Prompt remedial action required
- 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 drivers within the property are assessed as:

1. Rainwater penetration through defective external envelope (missing pointing to the front elevation and a leaking rear gutter outlet), and
2. Lateral moisture ingress at the base of the rear external wall caused by high external ground levels bridging the DPC, and
3. Surface condensation driven by inadequate mechanical ventilation to the bathroom and kitchen.

These three mechanisms have been differentiated on the basis of moisture profile with height, controlled comparative readings on adjacent partitions, and correlation with the external defects observed. True capillary rising damp is not evidenced by the moisture profile and is therefore not the primary mechanism.

A staged approach to remediation is recommended: correct the external and ventilation defects first, allow a monitoring period, then proceed with any confirmed internal reinstatement.

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EXECUTIVE SUMMARY

A non-invasive moisture inspection was undertaken to establish the presence, extent and likely cause of dampness affecting the property at 24 Example Avenue, Example Town. Five confirmed findings were recorded across 5 areas inspected. The overall condition of the property is assessed as high risk on the basis of the evidence recorded.

Mixed moisture mechanisms were recorded, comprising penetrating damp, mould growth and condensation. Where more than one mechanism is present, remedial measures should address each contributing source rather than a single cause in isolation.

Surface moisture meter readings obtained to the rear reception room wall ranged 24 to 27 on the relative meter scale, with the highest reading recorded at Base of rear external wall, left of chimney breast. Comparatively lower readings were recorded to the front bedroom wall, rear reception room skirting, ground floor hallway wall, first floor bathroom wall, rear reception room floor, first floor bathroom ceiling, front bedroom skirting, kitchen window reveal, kitchen wall and first floor bathroom floor. The highest reading is interpreted as elevated relative indication. Environmental measurements taken at the time of inspection recorded air temperature 17.8°C, relative humidity 68%, surface temperature 11.2°C and calculated dew point 12.1°C. The condensation risk on these readings is assessed as high. External inspection recorded 4 observations to accessible building elements, which are detailed within the external section of this report. Photographic records were obtained to support the observations made.

The most significant observations were recorded within the Rear Reception Room, Front Bedroom and First Floor Bathroom, where the recorded severity reaches high. Other accessible areas and any non-inspection limitations are described within the detailed findings; concealed conditions remain unconfirmed.

Inspection limitations should be noted: the inspection was undertaken on a non-invasive basis and concealed voids, subfloor areas and the internal face of wall constructions were not opened up. Areas obscured by fixed furniture, floor coverings or stored belongings could not be fully assessed.

Prompt remedial action is recommended, addressing the moisture source before undertaking any redecoration or making good. The recommendations set out later in this report should be read in full and actioned in the order of priority indicated.

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METHODOLOGY

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.
- Readings taken on wall and plaster surfaces are indicative electrical-resistance/capacitance indications only and are not a direct percentage measurement of moisture content.
- Readings taken on timber are reported as percentage wood moisture equivalent (%WME) where a calibrated resistance meter has been used on timber substrate.
- Numerical bandings such as "Dry", "Elevated" or "High" are indicative interpretations applied by the surveyor, not absolute measurements.
- 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.

SCOPE AND LIMITATIONS OF THIS SURVEY

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.

This Damp and Mould Survey has been carried out with reference to current UK housing standards and recognised good practice.

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 of the conditions observed, having regard to their potential significance for occupant health and building fabric

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

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• 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

Rainwater Goods — Gutters & Downpipes

Observation

Rear elevation eaves gutter is discharging at the outlet spigot immediately above the SVP boss. Free water was observed running down the fascia and tracking down the brickwork behind the downpipe during the inspection despite dry weather (residual overnight moisture from earlier rainfall). Long-term algae growth and dark staining are present on the affected brickwork below the leak, which is consistent with sustained repeated wetting rather than a one-off event. The plastic union appears to have distorted, most likely due to thermal movement combined with age. This defect is the probable source of the elevated moisture readings recorded to the internal face of the same wall within the rear reception room.

Photographic Evidence



Figure 1 — Rainwater Goods — Gutters & Downpipes (Leaking gutter outlet at rear elevation — active water tracking with algae staining to brickwork below)

Photograph taken at time of inspection.

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Pointing & Mortar Joints

Observation

Localised areas of missing and recessed pointing were observed to the front elevation, most notably at the head of the bay window and to the return of the main entrance reveal. Mortar loss is up to approximately 20 mm deep in the worst affected joint (photographed). The exposed bed and perpend joints are acting as a direct rainwater ingress path to the outer leaf. The pattern of defective pointing correlates spatially with the internal penetrating damp identified to the front bedroom, and repair is recommended as a priority.

Photographic Evidence

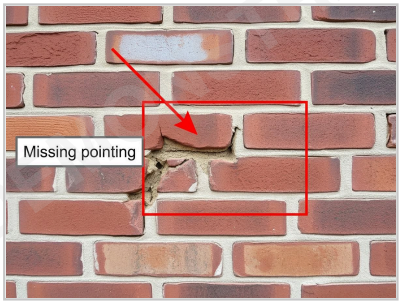

Figure 2 — Pointing & Mortar Joints (Missing pointing to front elevation adjacent to bay window head — direct rainwater ingress path)

Photograph taken at time of inspection.

Ground Levels & DPC

Observation

External hard landscaping (concrete patio slabs) at the rear has been laid up against the external wall without a cavity tray, DPM upstand, or physical separation. The finished paving level exceeds the visible DPC by approximately 65 mm. This is bridging the DPC and is the most likely cause of the localised lateral moisture ingress observed to the base of the rear reception room external wall. No visible efflorescence to the external brickwork above the paving, indicating that ingress is primarily lateral rather than truly capillary rising.

Subfloor Ventilation

Observation

One of the two visible cast-iron air bricks to the side elevation has been overpainted and partially obscured by garden debris. The remaining air brick is clear. Restricted cross-ventilation to the suspended timber ground floor void increases the risk of elevated subfloor humidity and long-term timber decay. No sign of active decay is present internally at the time of inspection, but clearance is recommended as a low-cost preventative measure.

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INTERNAL ROOM FINDINGS

#	Room	Damp Type	Moisture	Risk
1	Rear Reception Room	Penetrating Damp	27	High
2	Front Bedroom	Penetrating Damp	24	High
3	First Floor Bathroom	Mould Growth	20	High
4	Kitchen	Condensation	18	Medium
5	Ground Floor Hallway	Penetrating Damp	21	Low

Rear Reception Room

Penetrating Damp

Observation
Localised moisture ingress identified to the lower 750 mm of the rear external wall, most pronounced to the left of the chimney breast where the highest moisture reading in the survey (27 %WME) was recorded. Decorative finishes are lifting and salt bloom is present at the surface of the plaster, indicating repeated wetting and drying over a sustained period. Moisture readings fall sharply above 600 mm and reach background levels by 1 m, which is not typical of true capillary rising damp and instead supports lateral ingress. The pattern is consistent with the externally observed bridged DPC (patio slabs +65 mm above DPC) and the ongoing gutter overflow directly above. Skirting timber was elevated (22 %WME) but sound on probing — no active decay identified. Rectangle annotation on the referenced tide-mark photograph frames the primary affected zone; arrow indicates the height at which readings return to background.

Likely Moisture Source
Rainwater penetration

Moisture Evidence
Surface moisture meter readings obtained to the wall surfaces ranged 24 to 27 on the relative meter scale, with the highest reading recorded at Base of rear external wall, left of chimney breast (elevated relative indication at the time of inspection). A moisture content of 22%WME was obtained to the skirting and adjacent finishes at Timber skirting adjacent to worst-affected zone, interpreted as high at the time of inspection. Surface moisture meter readings obtained to the inspected floor area ranged 16 to 19 on the relative meter scale, with the highest reading recorded at Rear external wall at 600 mm above floor level (relative indication at the time of inspection).

Supporting Evidence
Surface moisture meter readings obtained within this room ranged from 16 to 27, with the highest reading recorded at Base of rear external wall, left of chimney breast.

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#	Location	Reading	Substrate	Meter	Notes
1	Base of rear external wall, left of chimney breast	27	Plaster	Protimeter MMS3 (pin)	Highest reading in room; consistent with lateral ingress from bridged DPC
2	Base of rear external wall, right of chimney breast	24	Plaster	Protimeter MMS3 (pin)	—
3	Rear external wall at 600 mm above floor level	19	Plaster	Protimeter MMS3 (pin)	Reading falls sharply with height above defect — supports lateral rather than true rising damp
4	Rear external wall at 1 m above floor level	16	Plaster	Protimeter MMS3 (pin)	Approaching background reading
5	Timber skirting adjacent to worst-affected zone	22%WME	Softwood	Protimeter MMS3 (pin)	Elevated but no active decay observed on lifting

Recommended Action

Address the external moisture sources before any internal remediation is undertaken:

1. Lower external ground level at rear so that the finished paving sits a minimum of 150 mm below the visible DPC, or install a compliant cavity tray / physical separation.
2. Repair or renew the defective rear gutter outlet identified in the external observations.

Once external repairs are complete, allow a monitoring period (recommended minimum 3 months across a range of weather conditions) with repeat moisture readings before committing to internal replastering. If readings remain elevated after external works, hack off affected plaster to 300 mm above the highest damp reading and reinstate with an appropriate renovating plaster system. Chemical DPC injection is not recommended at this stage because the evidence points to lateral bridging rather than capillary rising damp, and treating the wrong mechanism will not resolve the issue.

Photographic Evidence — Rear Reception Room

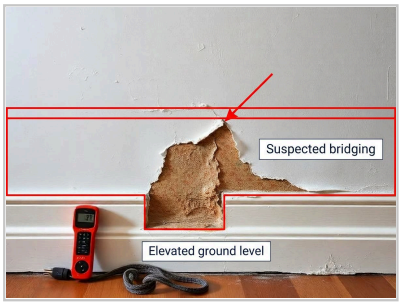

Figure 3 — Rear Reception Room (Rear reception external wall — localised low-level moisture ingress, salt bloom and plaster loss; meter shown for scale)

Photograph taken at time of inspection.

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Front Bedroom

Penetrating Damp

Observation

Penetrating damp to the external wall adjacent to the front bay window. Active water tracking is visible from the window reveal downwards, with soft, blown plaster to a maximum extent of approximately 900 mm below the cill. Adjacent internal partition wall recorded a control reading of 12 %WME, confirming that elevated readings are confined to the external wall only. The pattern of ingress directly beneath the externally observed missing pointing at the bay window head strongly supports rainwater penetration through the outer leaf as the primary mechanism. Failed mastic to the window frame is a secondary contributor. No evidence of interstitial condensation or plumbing origin was found. Annotations on the referenced photograph identify the extent of the damp staining and the point at which the highest moisture reading was taken.

Likely Moisture Source

Rainwater penetration

Moisture Evidence

Surface moisture meter readings obtained to the wall surfaces ranged 12 to 24 on the relative meter scale, with the highest reading recorded at Window reveal at 300 mm below cill (elevated relative indication at the time of inspection). A moisture content of 18%WME was obtained to the skirting and adjacent finishes at Skirting timber below staining, interpreted as elevated at the time of inspection.

Supporting Evidence

Surface moisture meter readings obtained within this room ranged from 12 to 24, with the highest reading recorded at Window reveal at 300 mm below cill.

#	Location	Reading	Substrate	Meter	Notes
1	Window reveal at 300 mm below cill	24	Plaster	Protimeter MMS3 (pin)	Directly beneath external pointing defect
2	Wall face 500 mm below window cill	21	Plaster	Protimeter MMS3 (pin)	—
3	Adjacent internal partition wall (control reading)	12	Plaster	Protimeter MMS3 (search mode)	Confirms the elevated readings are localised to the external wall only
4	Skirting timber below staining	18%WME	Softwood	Protimeter MMS3 (pin)	—

Recommended Action

1. Renew perimeter mastic seal to the external window frame using a low-modulus silicone sealant.
2. Rake out and repoint the affected areas of the front elevation with a lime-based mortar matching the existing (see external observations).
3. Allow the wall a natural drying period of 3–6 months before any replastering; take confirmatory moisture readings before internal reinstatement.
4. Install trickle vents to the window head to improve background ventilation and reduce surface condensation risk on the same wall during colder months.

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Photographic Evidence — Front Bedroom

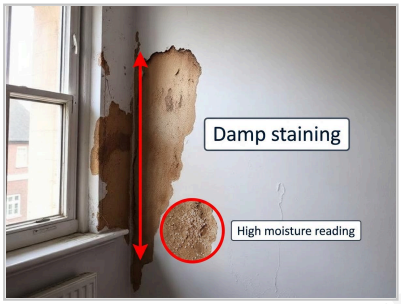

Figure 4 — Front Bedroom (Front bedroom external wall adjacent to window — active damp staining and blown plaster)

Photograph taken at time of inspection.

First Floor Bathroom

Mould Growth

Observation

Extensive condensation-associated surface contamination is present to the ceiling immediately surrounding the extractor fan grille and to the external wall corner behind the WC. Total affected area estimated at 1.1 m². Moisture readings behind the WC are elevated (20 %WME) but not saturated, and the bath sealant/tile junction recorded a normal 14 %WME reading — a plumbing leak has therefore been discounted. The extractor fan was tested and, whilst it draws air, its throughput is visibly insufficient for the room volume and no run-on timer is fitted. Trickle vents to the window are painted shut. The mechanism is intermittent surface condensation caused by ventilation deficiency, not a plumbing leak or a rising/penetrating damp source. Circle annotation on the referenced photograph identifies the primary contamination zone.

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

Likely Moisture Source

Atmospheric moisture / condensation

Moisture Evidence

Surface moisture meter readings obtained to the wall surfaces ranged 17 to 20 on the relative meter scale, with the highest reading recorded at External wall behind WC at low level (elevated relative indication at the time of inspection). A relative meter-scale reading of 19 was obtained to the ceiling surfaces at Ceiling adjacent to extractor grille, interpreted as relative indication at the time of inspection. A relative meter-scale reading of 14 was obtained to the inspected floor area at Bath sealant / tile junction, interpreted as relative indication at the time of inspection.

Supporting Evidence

Surface moisture meter readings obtained within this room ranged from 14 to 20, with the highest reading recorded at External wall behind WC at low level.

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#	Location	Reading	Substrate	Meter	Notes
1	Ceiling adjacent to extractor grille	19	Plasterboard	Protimeter MMS3 (search mode)	Elevated but not saturated; consistent with surface condensation deposition rather than a plumbing leak
2	External wall behind WC at low level	20	Plaster	Protimeter MMS3 (pin)	—
3	External wall at mid height	17	Plaster	Protimeter MMS3 (pin)	—
4	Bath sealant / tile junction	14	Sealant	Protimeter MMS3 (search mode)	Normal — no evidence of shower leak

Recommended Action

Address the underlying ventilation deficiency before any cosmetic treatment of the surface contamination:

1. Replace the existing extractor fan with a compliant humidity-tracking unit sized for the room volume (minimum 15 l/s continuous or 30 l/s intermittent with a run-on overrun timer), with confirmed ducted discharge to external air.
2. Restore the trickle vents to operational condition (release the painted-in sashes or replace the vent inserts).
3. Once compliant ventilation is confirmed operating, clean down the surface contamination using an appropriate fungicidal wash and redecorate with a moisture-tolerant mould-resistant paint system. This step is cosmetic only and will not prevent recurrence unless steps 1 and 2 are completed first.
4. Provide the occupants with brief usage guidance on running the fan during and after bathing.

Condensation Readings

Air Temperature:	19.4°C
Relative Humidity:	74%
Surface Temperature:	12.1°C
Dew Point (Calculated):	14.6°C
Temperature Margin:	-2.5°C (Surface - Dew Point)
Condensation Risk:	High

Photographic Evidence — First Floor Bathroom



Figure 5 — First Floor Bathroom (Bathroom ceiling around extractor grille — condensation-associated surface contamination)

Photograph taken at time of inspection.

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Kitchen

Condensation

Observation

Heavy surface condensation observed to the glazing and to the perimeter of the window frame. Water was streaming down the glass and pooling on the timber cill (18 %WME) at the time of inspection. Minor early-stage surface contamination is present at the internal frame corners. The cooker hood was tested and found to recirculate internally rather than duct to external air; no other mechanical extraction is present in the kitchen. Meter readings elsewhere in the room are within normal range — no evidence of a plumbing leak or penetrating source. The mechanism is condensation driven by moisture generation from cooking combined with the absence of compliant mechanical extraction. Annotations on the referenced photograph identify the condensation streaming and thermal-bridge frame corners.

Likely Moisture Source

Atmospheric moisture / condensation

Moisture Evidence

A moisture content of 18%WME was obtained to the window reveals at Timber window cill, interpreted as elevated at the time of inspection. Surface moisture meter readings obtained to the wall surfaces ranged 13 to 16 on the relative meter scale, with the highest reading recorded at Reveal to window most affected by condensation (relative indication at the time of inspection).

Supporting Evidence

Surface moisture meter readings obtained within this room ranged from 13 to 18, with the highest reading recorded at Timber window cill.

#	Location	Reading	Substrate	Meter	Notes
1	Reveal to window most affected by condensation	16	Plaster	Protimeter MMS3 (pin)	—
2	Wall below sink	13	Plaster	Protimeter MMS3 (search mode)	No plumbing-related elevation
3	Base of external wall behind fridge freezer	15	Plaster	Protimeter MMS3 (search mode)	—
4	Timber window cill	18%WME	Softwood	Protimeter MMS3 (pin)	Persistent surface condensation contact

Recommended Action

1. Install mechanical extract ventilation with reference to Approved Document F guidance for new intermittent kitchen extract fans (30 l/s adjacent to the hob or 60 l/s if remotely located; other system types use different rates), with confirmed ducted discharge to external air.
2. Modify the existing cooker hood to discharge externally rather than recirculate internally, or replace with an externally-vented unit.
3. Restore or install operational trickle ventilation to the window.
4. Provide occupant guidance: keep the hob extractor running during and for 10 minutes after cooking; keep the kitchen door closed during cooking to contain moisture generation.

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5. Once compliant ventilation is in place, address the cosmetic surface contamination to the window frame corners with a fungicidal wash and redecoration.

Condensation Readings

Air Temperature:	17.8°C
Relative Humidity:	68%
Surface Temperature:	11.2°C
Dew Point (Calculated):	12.1°C
Temperature Margin:	-0.9°C (Surface - Dew Point)
Condensation Risk:	High

Photographic Evidence — Kitchen

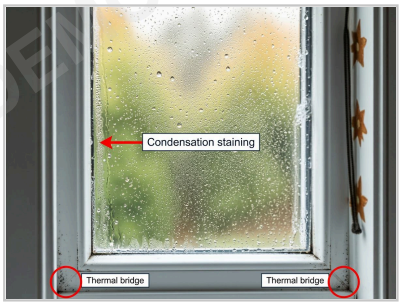

Figure 6 — Kitchen (Kitchen window with heavy surface condensation and thermal-bridge frame corners)

Photograph taken at time of inspection.

Ground Floor Hallway

Penetrating Damp

Observation

Localised elevated moisture reading (21 %WME) at the base of the front external wall adjacent to the front door. Readings return to background (13 %WME) at 1 m above floor level, indicating a localised low-level source rather than a general problem. Externally, ground levels at the front doorstep are close to the DPC line and paving falls back towards the property. The likely mechanism is splash-back from the front doorstep during heavy rain combined with the pointing defects identified on the front elevation. No active tide mark or plaster failure at this stage — the defect is caught early.

Likely Moisture Source

Rainwater penetration

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Moisture Evidence

Surface moisture meter readings obtained to the wall surfaces ranged 13 to 21 on the relative meter scale, with the highest reading recorded at Base of front external wall (elevated relative indication at the time of inspection).

Supporting Evidence

Surface moisture meter readings obtained within this room ranged from 13 to 21, with the highest reading recorded at Base of front external wall.

#	Location	Reading	Substrate	Meter	Notes
1	Base of front external wall	21	Plaster	Protimeter MMS3 (pin)	—
2	Front external wall at 500 mm	17	Plaster	Protimeter MMS3 (pin)	—
3	Front external wall at 1 m	13	Plaster	Protimeter MMS3 (pin)	Background level reached — localised low-level ingress only

Recommended Action

1. Include the front elevation in the repointing works recommended above.
2. Adjust the falls of the front step / paving to direct surface water away from the wall.
3. Monitor with repeat readings at 6 months following the external works. Internal replastering is not recommended at this stage.

MOISTURE READINGS OVERVIEW

Timber readings (%WME, calibrated resistance meter)

18%WME	19.3%WME	22%WME
Min	Average	Max

Calculated from the 3 individual readings obtained using this measurement mode. Bars below show the highest reading recorded in each room.

Relative meter-scale readings (plaster, render, masonry and other building surfaces)

12	18.1	27
Min	Average	Max

Calculated from the 17 individual readings obtained using this measurement mode. Bars below show the highest reading recorded in each room.

Readings obtained using different measurement modes are reported separately and are not averaged together.



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MOISTURE READING SCHEDULE

The following schedule records each moisture meter reading obtained at the time of inspection, together with the building element and location measured.

Room	Building Element	Location / Description	Reading	Interpretation
Rear Reception Room	Wall	Base of rear external wall, left of chimney breast	27	Elevated relative indication
Rear Reception Room	Wall	Base of rear external wall, right of chimney breast	24	Elevated relative indication
Rear Reception Room	Floor	Rear external wall at 600 mm above floor level	19	Relative indication
Rear Reception Room	Floor	Rear external wall at 1 m above floor level	16	Relative indication
Rear Reception Room	Skirting	Timber skirting adjacent to worst-affected zone	22%WME	High
Front Bedroom	Wall	Window reveal at 300 mm below cill	24	Elevated relative indication
Front Bedroom	Wall	Wall face 500 mm below window cill	21	Elevated relative indication
Front Bedroom	Wall	Adjacent internal partition wall (control reading)	12	Relative indication
Front Bedroom	Skirting	Skirting timber below staining	18%WME	Elevated
First Floor Bathroom	Ceiling	Ceiling adjacent to extractor grille	19	Relative indication
First Floor Bathroom	Wall	External wall behind WC at low level	20	Elevated relative indication
First Floor Bathroom	Wall	External wall at mid height	17	Relative indication
First Floor Bathroom	Floor	Bath sealant / tile junction	14	Relative indication
Kitchen	Wall	Reveal to window most affected by condensation	16	Relative indication

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Room	Building Element	Location / Description	Reading	Interpretation
Kitchen	Wall	Wall below sink	13	Relative indication
Kitchen	Wall	Base of external wall behind fridge freezer	15	Relative indication
Kitchen	Window reveal	Timber window cill	18%WME	Elevated
Ground Floor Hallway	Wall	Base of front external wall	21	Elevated relative indication
Ground Floor Hallway	Wall	Front external wall at 500 mm	17	Relative indication
Ground Floor Hallway	Wall	Front external wall at 1 m	13	Relative indication

Readings shown without a unit are relative meter-scale indications obtained to plaster, render, masonry or other building surfaces; they indicate comparative moisture distribution and are not a direct measurement of moisture content. Timber indications explicitly marked units unconfirmed are not calibrated moisture contents and are excluded from aggregates. Only readings marked %WME were taken to timber using a calibrated resistance (pin) meter, and only those readings are interpreted against timber moisture thresholds. Timber %WME interpretation bandings are indicative only: Dry (<=15%WME), Elevated (16-20%WME), High (21-25%WME), Very High (>25%WME).

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
- Moisture meter readings taken to accessible building elements including wall surfaces, floor finishes, skirting areas,
- External inspection of accessible building elements
- Photographic records obtained at the time of inspection
- Assessment of ventilation provision and internal moisture sources

SUMMARY OF FINDINGS

EXECUTIVE SUMMARY

This comprehensive damp and mould survey was conducted on an occupied 1930s three-bedroom semi-detached family home on behalf of the owner-occupier. The property exhibits a combination of externally-driven moisture ingress and internally-driven condensation issues. All identified defects are technically consistent with each other and with the environmental readings recorded during the inspection.

BASIS OF PROFESSIONAL OPINION

The conclusions and recommendations within this report are based on the combined assessment of:

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• Visual inspection of accessible building elements
• Multiple moisture readings and control readings
• Environmental temperature, humidity and dew point assessment
• Correlation between internal findings and external defects
• Ventilation assessment and photographic evidence

No single conclusion within this report has been based on moisture-meter readings alone.

KEY FINDINGS:

1. PENETRATING DAMP — REAR RECEPTION ROOM (High risk)
- Maximum reading 27 %WME at base of rear external wall
- Moisture profile drops sharply with height — lateral ingress, not true rising damp
- Bridged DPC (patio +65 mm above DPC) and leaking rear gutter outlet identified as external sources
- Skirting elevated (22 %WME) but no active decay
Evidence: Figure 3, Rear Reception Room moisture profile, Ground Levels & DPC and Rainwater Goods observations.

2. PENETRATING DAMP — FRONT BEDROOM (High risk)
- Active water tracking beneath bay window; control reading on adjacent partition confirms localisation
- Directly beneath externally observed missing pointing to bay window head
- Failed perimeter mastic a secondary contributor
Evidence: Figure 4, Front Bedroom findings and Pointing & Mortar Joints observations.

3. CONDENSATION-ASSOCIATED SURFACE CONTAMINATION — BATHROOM (High risk)
- Approximately 1.1 m² of contamination around under-sized extractor and to WC corner
- Plumbing leak discounted (bath sealant reading normal)
- Non-compliant ventilation identified as the mechanism
Evidence: Figure 5, Bathroom environmental assessment and ventilation findings.

4. CONDENSATION — KITCHEN (Medium risk)
- Streaming window condensation; cooker hood recirculating internally
- No compliant mechanical extraction fitted
Evidence: Figure 6, Kitchen condensation readings and ventilation assessment.

5. LOCALISED LOW-LEVEL INGRESS — GROUND FLOOR HALLWAY (Low risk)
- Caught early; addressable within the same external works package
Evidence: Ground Floor Hallway findings and Pointing & Mortar Joints observations.

OVERALL RISK LEVEL: HIGH — driven by the extent of active penetrating damp and the presence of Category-1-relevant surface contamination in the bathroom.

PRIORITY ACTIONS:
1. External repairs — lower rear ground levels, repair rear gutter outlet, repoint front elevation, renew window mastic (within 30 days).
2. Ventilation — replace bathroom extractor with a compliant humidity-tracking unit; install compliant kitchen extraction ducted externally (within 30 days).

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3. Monitoring — 3-month drying period before any internal replastering; confirmatory readings before reinstatement.
4. Subfloor ventilation — clear painted-over air brick (within 60 days).
5. Cosmetic remediation of surface contamination only after ventilation has been corrected.

ESTIMATED REMEDIAL COSTS:
Budget estimate £6,500 – £9,500 excluding VAT for the full package. Specialist contractor quotations recommended for the external and ventilation elements.

Areas containing recorded findings (listed in order of significance): Rear Reception Room, Front Bedroom, First Floor Bathroom, Kitchen, Ground Floor Hallway.

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

RECOMMENDATIONS

The following recommendations are compiled from the findings recorded during this inspection and are listed in order of the priority recorded against each observation.

1. Rear Reception Room — High priority
Address the external moisture sources before any internal remediation is undertaken:

1. Lower external ground level at rear so that the finished paving sits a minimum of 150 mm below the visible DPC, or install a compliant cavity tray / physical separation.
2. Repair or renew the defective rear gutter outlet identified in the external observations.

Once external repairs are complete, allow a monitoring period (recommended minimum 3 months across a range of weather conditions) with repeat moisture readings before committing to internal replastering. If readings remain elevated after external works, hack off affected plaster to 300 mm above the highest damp reading and reinstate with an appropriate renovating plaster system. Chemical DPC injection is not recommended at this stage because the evidence points to lateral bridging rather than capillary rising damp, and treating the wrong mechanism will not resolve the issue.

2. Front Bedroom — High priority
1. Renew perimeter mastic seal to the external window frame using a low-modulus silicone sealant.
2. Rake out and repoint the affected areas of the front elevation with a lime-based mortar matching the existing (see external observations).
3. Allow the wall a natural drying period of 3–6 months before any replastering; take confirmatory moisture readings before internal reinstatement.
4. Install trickle vents to the window head to improve background ventilation and reduce surface condensation risk on the same wall during colder months.

3. First Floor Bathroom — High priority
Address the underlying ventilation deficiency before any cosmetic treatment of the surface contamination:

1. Replace the existing extractor fan with a compliant humidity-tracking unit sized for the room volume

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(minimum 15 l/s continuous or 30 l/s intermittent with a run-on overrun timer), with confirmed ducted discharge to external air.
2. Restore the trickle vents to operational condition (release the painted-in sashes or replace the vent inserts).
3. Once compliant ventilation is confirmed operating, clean down the surface contamination using an appropriate fungicidal wash and redecorate with a moisture-tolerant mould-resistant paint system. This step is cosmetic only and will not prevent recurrence unless steps 1 and 2 are completed first.
4. Provide the occupants with brief usage guidance on running the fan during and after bathing.

4. Kitchen — Medium priority
1. Install mechanical extract ventilation with reference to Approved Document F guidance for new intermittent kitchen extract fans (30 l/s adjacent to the hob or 60 l/s if remotely located; other system types use different rates), with confirmed ducted discharge to external air.
2. Modify the existing cooker hood to discharge externally rather than recirculate internally, or replace with an externally-vented unit.
3. Restore or install operational trickle ventilation to the window.
4. Provide occupant guidance: keep the hob extractor running during and for 10 minutes after cooking; keep the kitchen door closed during cooking to contain moisture generation.
5. Once compliant ventilation is in place, address the cosmetic surface contamination to the window frame corners with a fungicidal wash and redecoration.

5. Ground Floor Hallway — Low priority
1. Include the front elevation in the repointing works recommended above.
2. Adjust the falls of the front step / paving to direct surface water away from the wall.
3. Monitor with repeat readings at 6 months following the external works. Internal replastering is not recommended at this stage.

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

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• 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

SURFACE CONTAMINATION:
• Visible surface contamination is a symptom of an underlying moisture problem; the source must be identified and addressed for any remedy to be lasting
• Report any new or recurring damp, condensation or mould growth to your landlord or surveyor so the cause can be investigated
• Do not attempt to mask the problem with paint or coverings before the moisture source has been resolved

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
• In England, social landlords must respond to emergency hazards and significant damp and mould hazards within fixed legal timeframes under Awaab's Law; Scotland and Wales have their own rules. Ask your landlord which timeframes apply to your report

OCCUPANT HEALTH IMPACT ASSESSMENT

GENERAL HEALTH AWARENESS — NOT A PROPERTY-SPECIFIC HEALTH RISK ASSESSMENT

The overall building risk rating does not establish occupant exposure or harm. No occupant health risk level is inferred from suspected defects or building severity.

This section summarises the health effects generally associated with damp and mould in housing, as recognised in UK Government guidance and the WHO Guidelines for Indoor Air Quality: Dampness and Mould. It is a general awareness summary only. It is not a medical opinion, it does not diagnose any individual, and it does not state that any occupant has been harmed by the conditions recorded. The likelihood of any effect depends on the extent of the conditions, the duration of exposure and individual susceptibility.

RESPIRATORY AND ALLERGIC RISKS

Visible mould growth was recorded in 1 room. The following effects are recognised as being associated with such conditions where they persist:

Respiratory Irritation
Exposure to damp and mould is associated with irritation of the airways, including cough and increased susceptibility to respiratory infection. The degree of any effect depends on the extent of growth, the duration of exposure and individual susceptibility.
At-risk groups: Infants, older occupants, and those with reduced immunity

Asthma & Wheeze
Indoor mould is a recognised trigger for asthma symptoms and wheeze in people who already have those

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conditions, and sustained exposure is associated with an increased likelihood of respiratory symptoms developing.
At-risk groups: Children, occupants with existing asthma

Allergic Rhinitis
Mould spores are a common airborne allergen and may cause nasal congestion, sneezing and sinus irritation in sensitised individuals.
At-risk groups: Occupants with existing allergies

Skin & Eye Irritation
Direct contact with mould, or prolonged exposure to spore-laden air, may cause irritation of the skin, eyes and mucous membranes.
At-risk groups: Occupants with eczema or sensitive skin

DAMP-RELATED HEALTH RISKS

Recorded building observations include penetrating damp. The following general associations do not establish that cold walls, reduced insulation performance, dust mites or health effects were observed at this property:

Dust Mite Proliferation
Humid conditions support dust mite populations, and dust mite allergens are a recognised trigger for allergic asthma and rhinitis.
At-risk groups: Children, asthma sufferers, allergy-prone occupants

Cold & Thermal Comfort
Damp walls and reduced insulation performance make a property harder and more costly to heat. Persistently cold, damp indoor conditions are associated with poorer respiratory and cardiovascular health.
At-risk groups: Older occupants, infants, those with existing health conditions

Wellbeing Impact
Living with visible damp or mould, and with uncertainty about when it will be resolved, is associated with increased stress and reduced wellbeing.
At-risk groups: All occupants

VULNERABLE OCCUPANTS

Where the following groups reside in the property, remediation should be prioritised accordingly:

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

RECOMMENDATION: Follow the building-specific investigation and repair recommendations in this report.

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Occupants with persistent symptoms or health concerns should seek advice from their GP. This inspection does not establish exposure or diagnose harm.

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 fitness for human habitation provisions and applicable provisions under the Social Housing (Regulation) Act 2023. In England, the Homes (Fitness for Human Habitation) Act 2018 amended the Landlord and Tenant Act 1985 so that Sections 9A and 10 imply a fitness for human habitation covenant into relevant tenancies. Approved Document F is statutory guidance supporting Part F (Ventilation) of the Building Regulations; whether and which edition applies depends on the country and the building work being carried out, and it does not set a universal retrospective standard for existing dwellings.

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.

In England, the Homes (Fitness for Human Habitation) Act 2018 amended the Landlord and Tenant Act 1985 so that Sections 9A and 10 imply a fitness for human habitation covenant into relevant tenancies. Housing providers should ensure review of statutory repair and hazard management obligations where applicable.

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 is statutory guidance supporting Part F (Ventilation) of the Building Regulations;

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whether and which edition applies depends on the country and the building work being carried out, and it does not set a universal retrospective standard for existing dwellings. Relevant housing legislation may include fitness for human habitation provisions and HHSRS damp and mould considerations. Section 11 of the Landlord and Tenant Act 1985 concerns repair of the structure, exterior and specified installations and is not a general ventilation installation duty.

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, CSRT, CSSW

Date of Inspection:
13 October 2026

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