

DAMP & MOULD SURVEY REPORT



Report Reference	ABM-HHT-036
Client Name	
Property Address	
Service	Damp & Mould Inspection
Survey Date	19/08/2026
Surveyor	Paul Thomas
Report Version	V.1
E-mail	office@abmcontracting.co.uk
Telephone	01268 555303

Contents

1. Introduction.....	2
2. Methodology.....	3
3. Property Description and Occupancy.....	3
4. Moisture Readings.....	8
5. Identified Causes.....	9
6. Extent of Mould Growth.....	9
7. Recommendations.....	9
8. Conclusion.....	10
9. Appendices.....	10
10. Floor Plan.....	17
11. Disclaimer and Terms of Service.....	18
12. Terms and Conditions.....	19

1. Introduction

This inspection has been commissioned to assess the presence of dampness, condensation, and mould growth within the property. The survey has been undertaken in accordance with current industry best practice and with due regard to the Housing Health and Safety Rating System (HHSRS), the Homes (Fitness for Human Habitation) Act 2018, and the expectations established through Awaab's Law, which place an emphasis on the prompt identification and resolution of hazards associated with damp and mould.

The objectives of this survey are to:

- Identify the nature, extent, and location of any dampness, condensation, and mould growth affecting the property.
- Determine the underlying sources and mechanisms of moisture ingress, condensation, or other contributing factors.
- Assess the condition of the building fabric and identify any defects that may be contributing to moisture accumulation.
- Evaluate the impact of the observed conditions on the property and the potential risk to the health and wellbeing of the occupants.

- Recommend appropriate remedial measures to eliminate the source of moisture, rectify any building defects, treat affected areas, and minimise the likelihood of recurrence.

The findings and recommendations contained within this report are intended to assist the Housing Association in meeting its statutory obligations to maintain homes that are safe, healthy, and free from Category 1 hazards under the Housing Act 2004. Recommendations are based on the condition of the property at the time of inspection and should be considered alongside any relevant maintenance records,

2. Methodology

The inspection comprised a non-invasive visual assessment of the property, supported by moisture profiling using a calibrated moisture meter and thermal imaging technology, where considered appropriate. The survey included an examination of both the internal and external building fabric to identify evidence of dampness, moisture ingress, condensation, and mould growth.

The assessment encompassed the principal building elements, including walls, ceilings, floors, windows, doors, and associated junctions, together with the property's ventilation provisions, heating arrangements, and any other features considered relevant to the investigation. Observations were recorded to identify visible defects, assess the condition of the building fabric, and determine potential sources and mechanisms of moisture affecting the property.

The inspection was limited to those areas that were readily accessible at the time of the survey and did not include invasive investigations unless specifically instructed.

3. Property Description and Occupancy

The subject property is understood to have been constructed circa 1940 and comprises a one-bedroom first floor flat forming part of a three-storey residential building.

At the time of the inspection, the property was occupied by a single adult tenant. The occupancy level and information provided by the tenant have been taken into consideration as part of this assessment.

Access to the roof was not possible during the inspection due to the height and configuration of the building. Consequently, the condition of the roof coverings and associated roof structures could not be directly assessed. Any observations relating

to the roof are therefore based solely on visible evidence from ground level and the internal condition of the property.

The tenant reported persistent dampness and mould growth affecting the bathroom, lounge and kitchen. The purpose of the inspection was to investigate the reported concerns, identify any underlying sources of moisture, assess the condition of the affected building elements, and provide recommendations for appropriate

3.1 External Observations

Roof

The roof covering was not directly inspected as the subject property forms part of a three-storey residential building and safe access was not available at the time of the inspection. Consequently, the condition of the roof covering and associated roof structures could not be verified.

The rainwater goods visible from ground level appeared to be in satisfactory condition and were observed to be functioning effectively at the time of the inspection, with no visible evidence of damage, defects, blockages, leakage, or overflow that would indicate a contributory source of moisture ingress.

External Walls

The external elevations are of traditional brick masonry construction. A visual inspection of the accessible external walls identified no significant defects that would reasonably contribute to moisture penetration. No evidence of cracked masonry, defective pointing, or other defects likely to facilitate water ingress was observed at the time of the inspection.

Windows and External Doors

The property is fitted with uPVC-framed, double-glazed windows throughout. The windows appeared to be in a satisfactory condition, with no visible defects, distortion, failed glazing units, or deterioration observed during the inspection.

The entrance door comprises a solid timber door opening into the hallway. At the time of the inspection, the door and associated frame appeared to be in serviceable condition, with no visible signs of deterioration, distortion, or defects that would adversely affect their performance.

Recommendations

No remedial works are recommended in relation to the external walls, windows, external door, or the visible rainwater goods based on the observations made during this non-invasive inspection. The roof was not accessible and has therefore not been assessed as part of this survey. Should future evidence indicate defects at roof level, further inspection using appropriate access equipment is recommended.

Bathroom

The bathroom walls and ceiling comprise a plastered and painted finish, with the floor finished in a non-slip vinyl floor covering.

Evidence of visible mould growth was observed to the window reveals, sections of the painted wall and ceiling surfaces. The pattern and distribution of mould growth are consistent with prolonged exposure to elevated moisture levels and condensation within the room.

At the time of the inspection, the window was open and the integrated trickle ventilator was in the open position, indicating that natural ventilation was available during the survey. There is currently only a passive air vent located within the bathroom, which may not provide adequate mechanical ventilation. We recommend the installation of a humidity-controlled extractor fan to improve ventilation and help control excess moisture and condensation. The recommended extraction rate for a bathroom is **15 L/s**. The fan should be suitably sized to achieve this minimum airflow rate and should be installed and operated in accordance with the relevant ventilation requirements.

The inadequate performance of the passive air vent is insufficient to effectively remove moisture-laden air generated during normal bathing activities. This is likely to contribute to persistently elevated relative humidity levels, resulting in surface condensation and the subsequent development of mould growth on cooler surfaces and junctions within the bathroom.

Recommendations:

Occupant Guidance

The tenant was advised on the importance of maintaining adequate ventilation within the property to assist in controlling internal humidity levels and reducing the risk of condensation and mould growth. This included:

- Keeping trickle ventilators open at all times where provided.
- Opening windows periodically, particularly during and after activities that generate significant moisture, such as bathing, cooking, and clothes drying.
- Keeping curtains and roller blinds open during the day where practicable to promote air circulation across glazing and reduce the risk of condensation forming on colder surfaces.

It was also explained that maintaining a small window opening (approximately 50 mm), where it is safe and practicable to do so, can provide continuous background ventilation with minimal heat loss. Effective ventilation reduces internal humidity levels, which can improve thermal comfort and reduce the energy required to heat moisture-laden air.

- Treat all mould-contaminated surfaces, including the window reveals and window cills, with an approved fungicidal wash (such as **Bactdet/D05**) in accordance with the manufacturer's instructions. Following treatment and adequate drying, redecorate affected areas using **Bio-Check Anti-Condensation Matt Emulsion** or an equivalent mould-inhibiting coating, strictly in accordance with the manufacturer's specification.
- Replace the existing mechanical extract fan with a humidity-controlled extractor fan capable of achieving the minimum extract ventilation rates specified within **Approved Document F of the Building Regulations**. The installation should be commissioned and airflow tested on completion to confirm compliance with the required performance standards.

Lounge

The walls and ceiling are of plastered and painted construction, and the floor is finished with laminated wood.

The window trickle ventilators were observed to be in the open position, and the window was also open during the inspection, indicating that background and purge ventilation were being utilised at the time of the survey.

The damp-proof course (DPC) has been bridged externally, allowing moisture to bypass the intended damp barrier. This has resulted in damp penetration and associated damage to the external wall. The bridging should be remedied to prevent further moisture ingress and deterioration.

Visible mould growth was identified to the window reveals and also along the external wall. The distribution of the mould is consistent with localised surface condensation occurring on colder elements of the building fabric. No evidence of moisture ingress associated with the window was observed during the inspection.

Recommendations

- Maintain the existing trickle ventilators in the open position and continue to provide regular background and purge ventilation by opening windows where safe and practicable, particularly following activities that generate moisture within the property.
- Ensure furniture, stored items, and soft furnishings are positioned with an adequate clearance (typically **50–100 mm**) from external walls to promote air circulation and reduce the potential for localised surface condensation.
- Treat all mould-contaminated surfaces, including the window reveals and window cills, with an approved fungicidal wash (such as **Bactdet/D05**) in accordance with the manufacturer's instructions. Following treatment and adequate drying, redecorate affected areas using **Bio-Check Anti-Condensation Matt Emulsion** or an equivalent mould-inhibiting coating, strictly in accordance with the manufacturer's specification.

Kitchen

The kitchen walls and ceiling are plastered and painted, with partial tiling above the worktops. The floor is finished with a non-slip vinyl covering

Damp and mould were noted to the external wall around the window, with associated blistering and deterioration of the paint finish. The extractor fan was tested and recorded an extraction rate of **2.5 L/s**, which is significantly below the recommended rate of **30 L/s**. This inadequate extraction is likely contributing to elevated moisture levels and should be addressed to improve ventilation and help prevent further damp and mould growth.

At the time of the inspection, the windows were open, and the tenant demonstrated an understanding of the need to purge the air within the property through regular ventilation. However, despite this, the low extraction rate indicates that the mechanical ventilation is not providing adequate airflow and should be improved.

Recommendations

Occupant Guidance

The tenant was advised on the importance of maintaining adequate ventilation within the property to assist in controlling internal humidity levels and reducing the risk of condensation and mould growth. This included:

- Keeping trickle ventilators open at all times where provided.
- Opening windows periodically, particularly during and after activities that generate significant moisture, such as bathing, cooking, and clothes drying.
- Keeping curtains and roller blinds open during the day where practicable to promote air circulation across glazing and reduce the risk of condensation forming on colder surfaces.

It was also explained that maintaining a small window opening (approximately 50 mm), where it is safe and practicable to do so, can provide continuous background ventilation with minimal heat loss. Effective ventilation reduces internal humidity levels, which can improve thermal comfort and reduce the energy required to heat moisture-laden air.

- Treat all mould-contaminated surfaces, including the window reveals and window cills, with an approved fungicidal wash (such as **Bactdet/D05**) in accordance with the manufacturer's instructions. Following treatment and adequate drying, redecorate affected areas using **Bio-Check Anti-Condensation Matt Emulsion** or an equivalent mould-inhibiting coating, strictly in accordance with the manufacturer's specification.
- Replace the existing mechanical extract fan with a humidity-controlled extractor fan capable of achieving the minimum extract ventilation rates specified within **Approved Document F of the Building Regulations**. The installation should be commissioned and airflow tested on completion to confirm compliance with the required performance standards.

4. Moisture Readings

Location	Dew Point	Relative Humidity%	Temperature degrees (C)	Surface	Moisture readings%
Bathroom	17.1°C	64.2%	24.2°C	27.6°C	158%
Lounge	17.1°C	61.7%	24.9°C	27.4°C	192%
Kitchen	17.5°C	63.2%	24.9°C	27.1°C	168%

At the time of the inspection, relative humidity readings recorded throughout the affected rooms were within the generally accepted comfort range of **40% to 65%**. It should be noted that these readings represent environmental conditions at the time of the survey only and may vary in response to changes in occupancy, seasonal conditions, heating patterns, and ventilation.

Although the recorded humidity levels were within normal parameters, the presence of localised mould growth indicates that moisture accumulation is occurring within

specific areas of the property. The findings of this inspection suggest that inadequate mechanical ventilation, particularly within the bathroom, is a contributory factor.

Implementation of the recommendations contained within this report, including improvements to the property's ventilation strategy and the remediation of mould-affected areas, is expected to promote more effective moisture management, maintain relative humidity within acceptable levels, and significantly reduce the likelihood of future condensation and mould growth. Ongoing monitoring and appropriate occupant ventilation practices will further assist in minimising the risk of recurrence.

5. Identified Causes

Condensation: Yes

Penetrating Damp: No

Rising Damp: N/A

Plumbing Leaks: N/A

6. Extent of Mould Growth

Location: Bathroom, Lounge & Kitchen

Severity: Low

Health Risk: Low, however health risk increases for Asthmatics, Young children, Elderly residents & people with respiratory conditions

7. Recommendations

7.1 Immediate Actions

The following remedial works are recommended to address the identified defects and reduce the risk of future condensation and mould growth:

- Replace the existing bathroom & kitchen extract fan with a humidity-controlled mechanical extract ventilation unit capable of achieving the minimum extract airflow rates specified within **Approved Document F of the Building Regulations**. The installation should be commissioned and airflow tested upon completion to verify compliance.

- Thoroughly clean and treat all mould-contaminated surfaces using an approved fungicidal treatment in accordance with the manufacturer's instructions. Following treatment and adequate drying, redecorate affected surfaces using a suitable anti-condensation, mould-resistant paint where appropriate.
- Reinforce occupant guidance regarding the importance of maintaining adequate background and purge ventilation. This should include keeping trickle ventilators open where provided, opening windows periodically to promote air exchange, particularly following moisture-generating activities, and ensuring that the mechanical extract ventilation system is operated as intended to assist in controlling internal humidity levels.

8. Conclusion

The inspection identified evidence of localised condensation and mould growth within the property. Based on the observations made during this non-invasive survey, there was no evidence to indicate that the defects were attributable to active water ingress, plumbing leaks, or significant structural defects within the accessible areas inspected.

The findings indicate that the observed mould growth is principally associated with inadequate ventilation and insufficient mechanical extraction, resulting in intermittent moisture accumulation and surface condensation within the affected areas. Whilst the relative humidity recorded at the time of the inspection was within the generally accepted comfort range, the inadequate performance of the bathroom extract ventilation, together with the inadequate performance of the kitchen extract fan, is considered to be a significant contributory factor. In addition, consideration should be given to the potential for moisture ingress associated with the external ground levels to the rear of the property, which appear to be elevated relative to the internal floor level and may present a potential breach or bridging of the damp-proof course (DPC). This should be further investigated to establish whether the external ground levels are contributing to dampness within the affected areas.

Implementation of the recommendations contained within this report, including improvements to the property's mechanical ventilation, treatment of mould-affected surfaces, and reinforcement of appropriate ventilation practices, is expected to significantly reduce the risk of future condensation and mould growth.

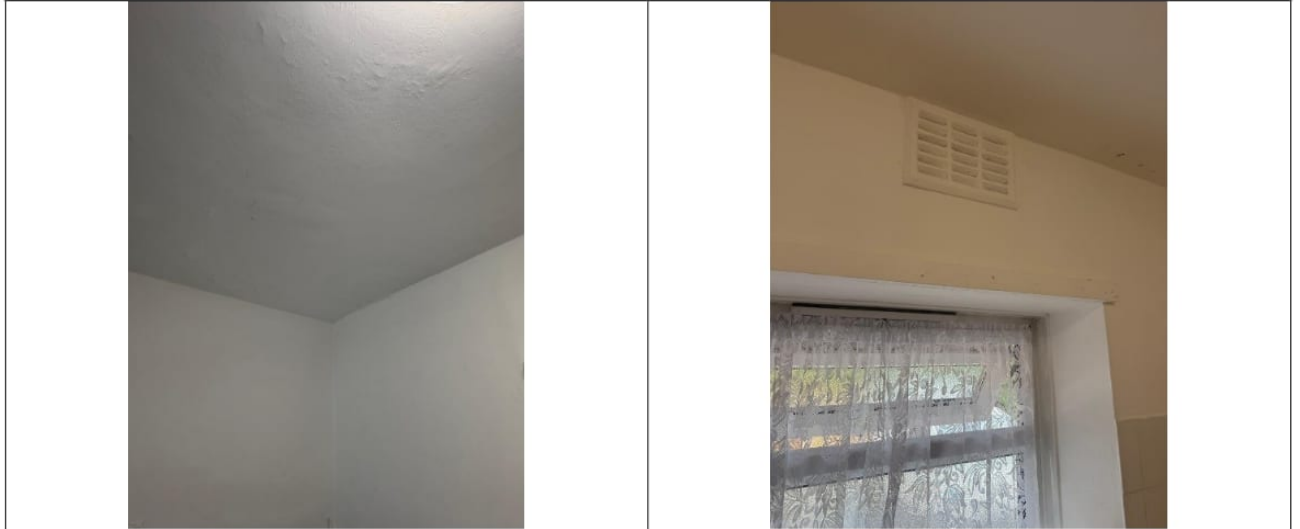
Following completion of the recommended remedial works, the affected areas should be monitored as part of the landlord's planned maintenance programme to confirm that the measures implemented have been effective and that no further moisture-related defects develop.

9. Appendices

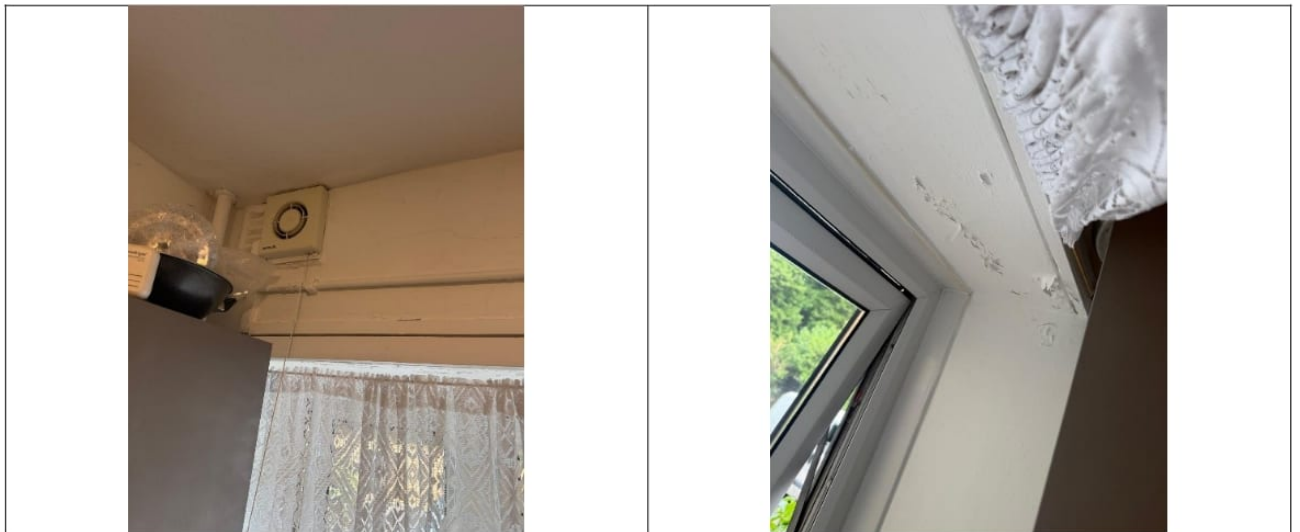
Appendix A: Photographic Evidence

Internal Photos - Bathroom



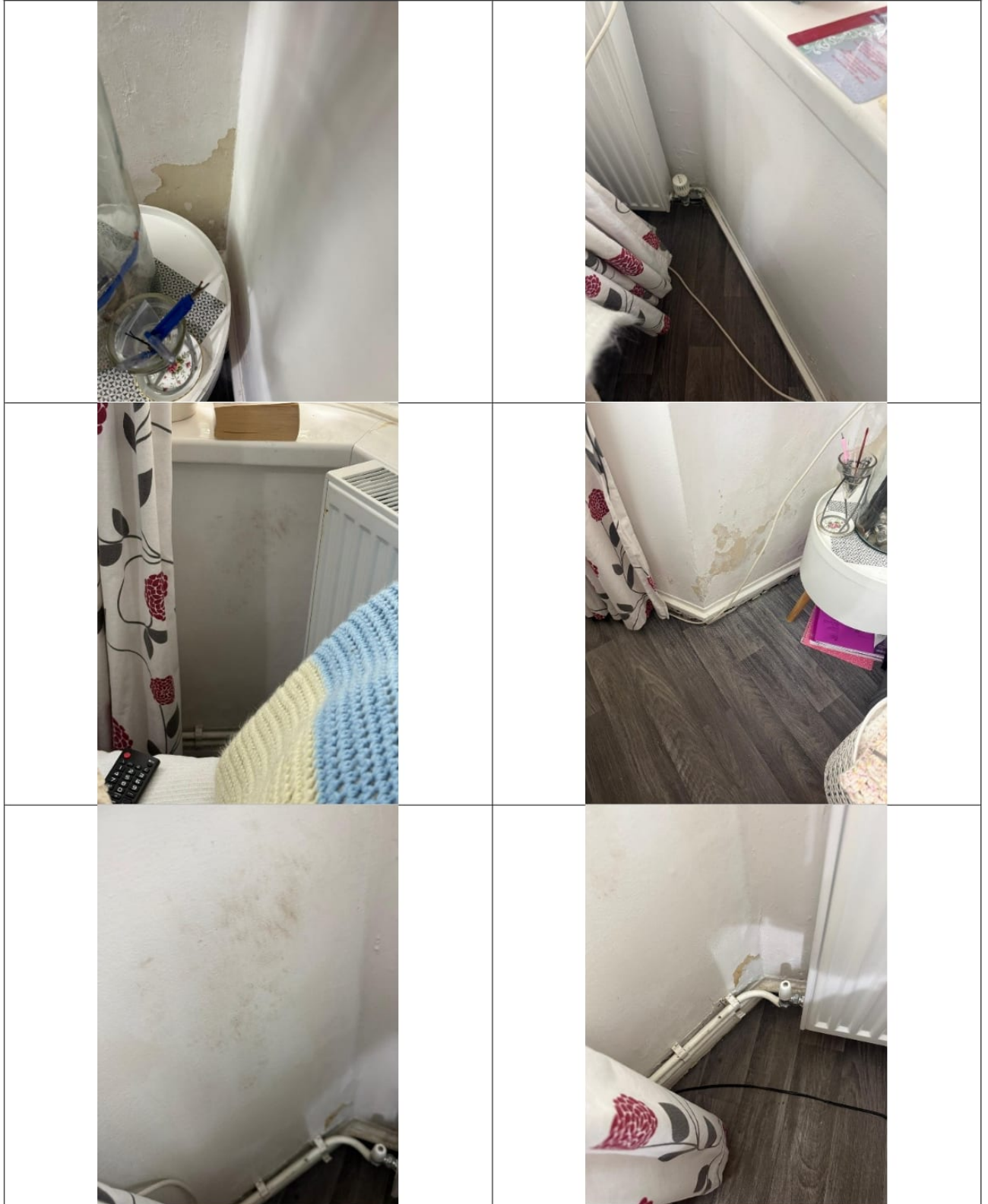


Kitchen





Lounge



Meter Readings in Bathroom



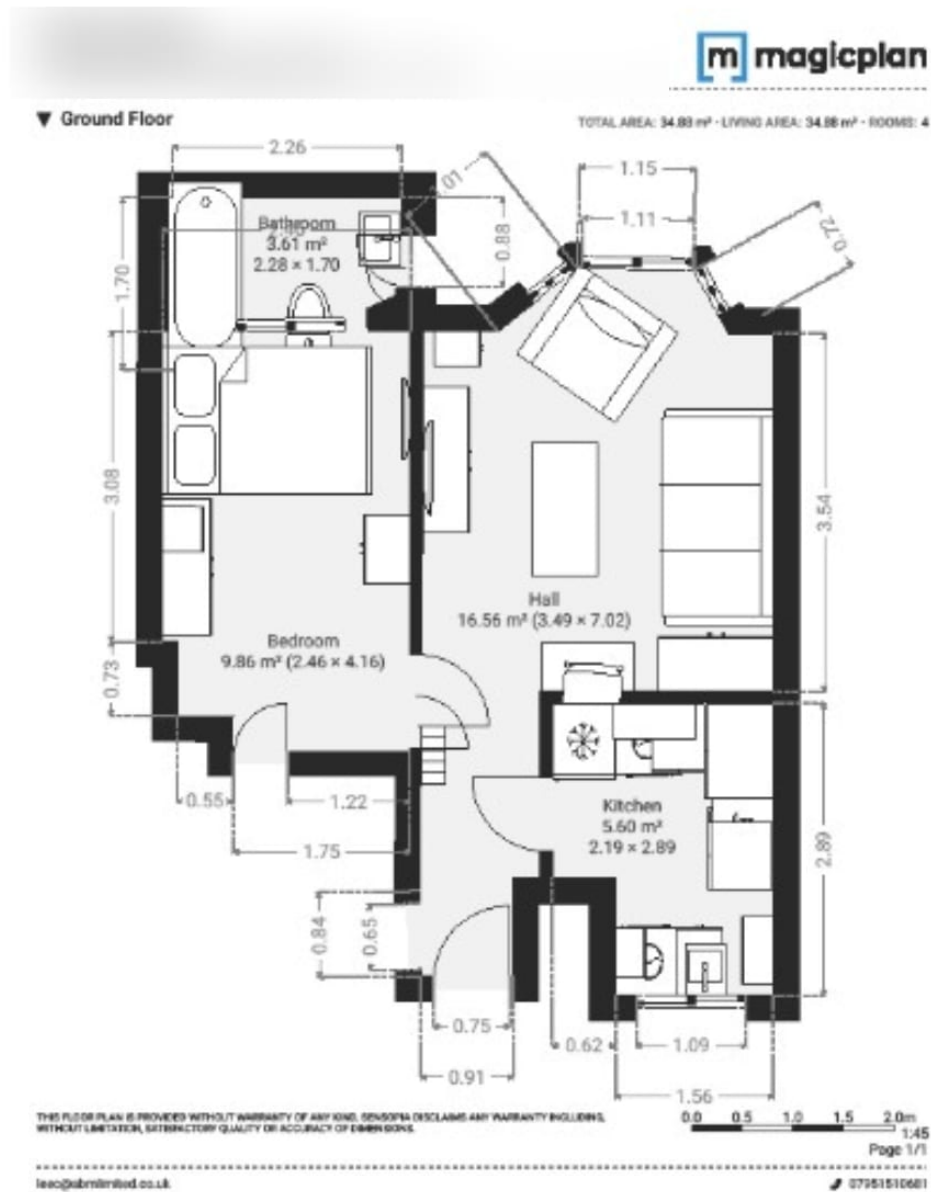
Meter Readings Kitchen



Meter Readings Lounge



Floor Plan



Disclaimer and Terms of Service

Disclaimer

This report is based on a visual inspection and non-invasive testing methods only. No destructive or invasive testing was carried out.

The findings represent the condition of the property at the time of the survey. Damp timber and mould issues can develop over time and this report does not guarantee the future condition of the property.

The report is intended for the sole use of the client named above. It is not transferable and should not be relied upon by third parties.

Recommendations made in this report are for the guidance purposes only. ABM Limited does not accept liability for actions taken or not taken on this report.

Limitations

Areas that are inaccessible or obscured (e.g. behind furniture, under carpets or in sealed cavities) could not be inspected and are excluded from this report.

The report does not include a structural assessment of the property.

This report does not serve as a guarantee of work to be carried out by any third party contractors.

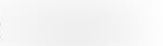
Liability

ABM will not be held liable for any losses or damages incurred as a result of reliance on this report. Any disputes must be reported in writing within 14 days of receiving this report. ABM reserves the right to review and respond accordingly.

Intellectual Property

The contents of this report, including text and images remain the property of ABM Limited and may not be reproduced without prior consent.

Surveyor Name: Paul Thomas

Surveyor Signature: 



Date: 18/08/2026

Terms and Conditions

This report is based on a non-invasive visual inspection of the property carried out on the date specified and reflects the condition of the property as observed at that time.

This report is prepared solely for the use of the named client and must not be reproduced, distributed, or relied upon by any third party without the prior written consent of ABM Contracting.

The inspection was limited to areas that were reasonably accessible at the time of inspection and does not include concealed, inaccessible, or otherwise hidden defects. No destructive or intrusive investigations were undertaken.

Any findings, observations, and recommendations contained within this report are advisory in nature and are based solely on the conditions observed during the inspection. Responsibility for determining whether, when, and how any recommended works are implemented rests with the client.

ABM Contracting Damp and Mould Solutions Ltd and the surveyor accept no liability for any loss, damage, or expense arising from reliance upon this report outside the purpose and scope for which it was prepared.

All costs and estimates provided within this report are indicative only, based on information and conditions available at the time of inspection, and are subject to change. Final costs may vary depending upon the extent of works required, site conditions, material costs, labour rates, and any unforeseen circumstances encountered during remedial works.

This report remains valid for a period of six months from the date of inspection, unless otherwise stated, and is governed by the laws of England and Wales.

