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SAMPLE REPORT

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Overall Risk Level: ● **HIGH**

PROPERTY OVERVIEW



Front elevation photograph of the property

PROPERTY DETAILS

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

SURVEYOR DETAILS

Date of Survey:	Wednesday, 25 March 2026
Surveyor Name:	Sample Surveyor
Qualifications:	Fictional placeholder; no KDS qualification claim No real surveyor identity represented

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Company: Sample Surveyor Ltd

WEATHER CONDITIONS AT TIME OF SURVEY

Conditions: Dry, Cold

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

ENVIRONMENTAL ASSESSMENT

Air Temperature: 18°C

Relative Humidity: 70%

Surface Temperature: 12°C

Dew Point (Calculated): 12.6°C

Temperature Difference: -0.6°C

Surface temperature is 0.6°C below calculated dew point.

Condensation Risk: Condensation supported

Instrument: Protimeter MMS3 & Testo 625 Thermo-Hygrometer

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

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

Recorded At: 25 Mar 2026, 19:08

Environmental Interpretation

Surface temperature is 0.6°C below the recorded dew point; condensation is supported at this location. These are spot readings, not a prediction for every room. Improve ventilation and reassess humidity. Heating is recorded as consistent at a lower setting; intermittent heating has not been established.

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.

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Ventilation & Moisture Factors

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

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

OVERALL RISK & COMPLIANCE SUMMARY

Overall Property Risk Level: ● **HIGH**

Primary Moisture Hazards Identified:

- Low-level Dampness
- Mould Growth
- Penetrating Damp
- Condensation

Compliance Position:

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

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

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PRIMARY MOISTURE ASSESSMENT

The primary moisture driver within the property is assessed as:

Condensation associated with limited ventilation and cold surfaces in the kitchen and bathroom.

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:

Window seals, pointing, gutter discharge and rear ground levels require assessment; no chimney defect recorded.

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.

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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

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

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

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

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

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

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

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

EXTERNAL OBSERVATIONS

Gutters & Downpipes

Observation

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



Photo 1 — Gutters & Downpipes
Vegetation and debris in the gutter beside the external steps.

Photographs from separate inspections illustrate the types of defects discussed in this sample report.

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

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elevations to prevent water ingress.



Photo 1 — Pointing & Mortar Joints
Open mortar joints above a brick arch.

Photographs from separate inspections illustrate the types of defects discussed in this sample report.

Ground Levels & DPC

Observation

External ground level at rear exceeds DPC height by approximately 50mm; patio slabs against the wall.
The source records no cavity tray. Ground-level bridging may contribute to rear low-level dampness.
Assess ground levels and drainage before specifying alterations; DPC failure or a need for tanking is not proved.

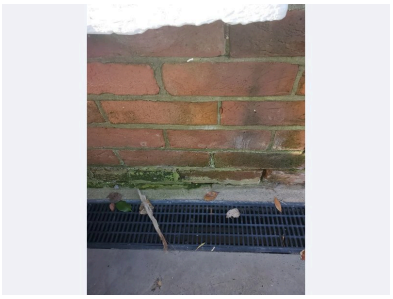


Photo 1 — Ground Levels & DPC
Channel drain beside the wall, with green staining on the lowest brick courses.

Photographs from separate inspections illustrate the types of defects discussed in this sample report.

INTERNAL ROOM FINDINGS

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

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Rear Reception Room — Low-level Damp

Observation

Low-level dampness to external walls; tide mark approximately 750mm above floor level. Plaster is blown and friable; salt deposits (efflorescence) and early skirting decay are visible. These observations do not independently confirm rising damp or DPC failure.

Likely Moisture Source

Cause unconfirmed; assess rear ground-level contribution

Supporting Evidence

Moisture reading: 26%

Recommended Action

Assess rear ground levels, rainwater discharge and wall moisture distribution before invasive work.
Reassess after source repairs; choose plaster reinstatement only when the cause and drying state are understood.
Assess damaged skirting. Chemical injection and a fixed six-month drying period are not established.
Use materials compatible with the existing solid-wall construction.

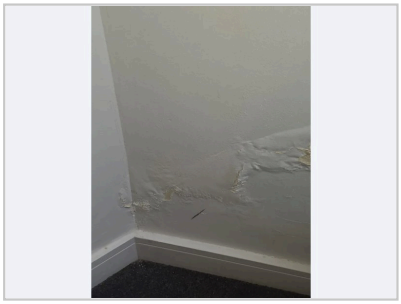


Photo 1 — Rear Reception Room
Flaking paint and plaster immediately above the skirting board.

Photographs from separate inspections illustrate the types of defects discussed in this sample report.

First Floor Bathroom — Mould Growth

Observation

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

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

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Likely Moisture Source
Condensation associated with elevated internal humidity and limited ventilation

Supporting Evidence
Moisture reading: 20%

Recommended Action
Restore usable background ventilation and assess extractor performance; no measured flow rate is supplied.
Arrange appropriate mould cleaning following product instructions, then reassess recurrence.
Cleaning or anti-mould paint alone does not resolve elevated moisture conditions.

Condensation Readings

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



Photo 1 — First Floor Bathroom
Dark spotting across the bathroom ceiling and along the wall junction.

Photographs from separate inspections illustrate the types of defects discussed in this sample report.

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Front Bedroom — Penetrating Damp

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

Likely Moisture Source
Penetrating Damp

Supporting Evidence
Moisture reading: 22%

Recommended Action
Assess and repair defective window seals and adjoining pointing using compatible materials.
Monitor actual drying before reinstating finishes; no fixed three-to-six-month drying period is guaranteed.



Photo 1 — Front Bedroom
Penetrating damp and water tracking from window reveal in front bedroom

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

Kitchen — Condensation

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

Likely Moisture Source
Condensation

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Supporting Evidence
Moisture reading: 16%

Recommended Action
Assess suitable externally discharging kitchen extraction and background ventilation.
Reduce avoidable indoor moisture; wipe window condensation and arrange appropriate mould cleaning.
Reassess humidity and recurrence after ventilation improvements.
Cleaning alone is temporary unless the underlying moisture conditions are addressed.

Condensation Readings

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



Photo 1 — Kitchen
Heavy condensation streaming on kitchen window with mould on frames

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

Ground Floor Hallway — Low-level Damp

Observation
Low-level dampness is present below stairs and at the front external wall, with a tide mark approximately 500mm high and bubbling/flaking finishes. The non-invasive observations do not confirm DPC failure or front ground-level bridging. Assess the moisture pattern and accessible external details.
Targeted further investigation or moisture profiling may be needed before invasive works are specified.

Likely Moisture Source
Cause unconfirmed; further assessment needed

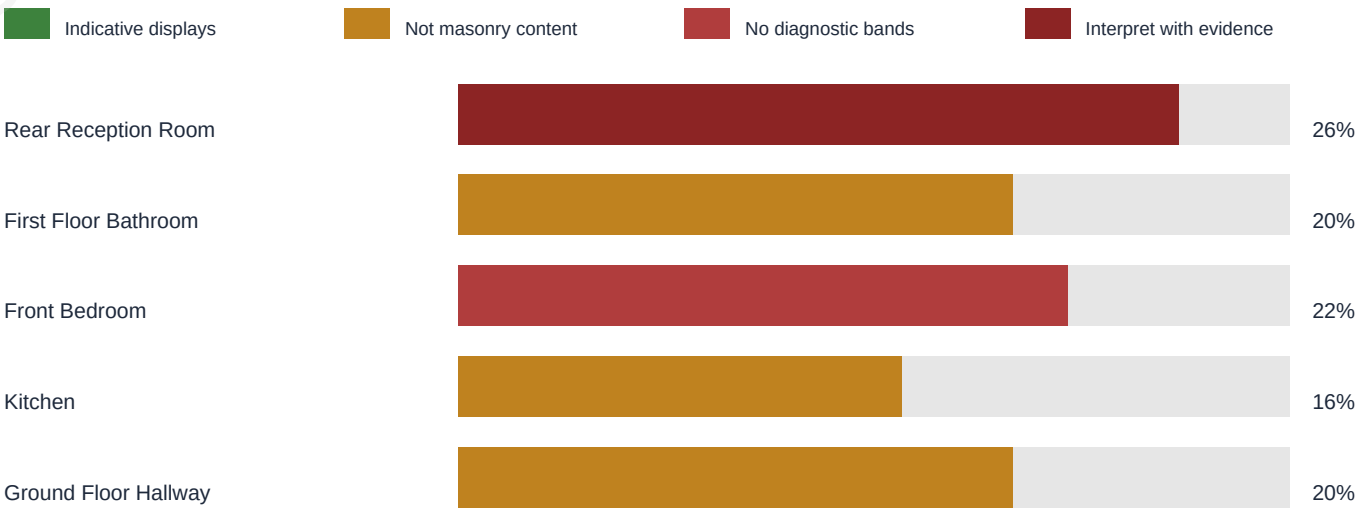
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Supporting Evidence
Moisture reading: 20%

Recommended Action
Assess moisture distribution, accessible ground levels and other possible sources before specifying works.
Consider targeted further investigation if low-level dampness persists.
Reinstate plaster only after the cause and drying condition have been assessed.

MOISTURE READINGS OVERVIEW

16.0%	20.8%	26.0%
Min	Average	Max



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

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SUMMARY OF FINDINGS

EXECUTIVE SUMMARY

This fictional damp and mould assessment concerns an Edwardian terraced property constructed circa 1905. The property is owner-occupied and exhibits several damp-related issues requiring prompt attention.

KEY FINDINGS:

1. LOW-LEVEL DAMPNESS (Rear Reception & Hallway)
   - DPC failure not confirmed by non-invasive evidence
   - External ground levels exceeding DPC height at rear
   - Salt contamination and decorative failure present
   - Moisture readings up to 26% recorded

2. PENETRATING DAMP (Front Bedroom)
   - Pattern consistent with ingress near defective window seals
   - Deteriorated pointing may contribute; check the entry point
   - Active water tracking marks visible internally

3. MOULD GROWTH (Bathroom)
   - Black mould covering approx. 0.8m²
   - Inadequate ventilation contributing to conditions
   - Extractor described as undersized; assess measured performance

4. CONDENSATION (Kitchen)
   - Heavy window condensation with water streaming
   - Inadequate mechanical extraction
   - Internal venting of cooker hood adding moisture load

RISK ASSESSMENT:
Recorded qualitative priority: HIGH - Prompt assessment/action; no formal HHSRS score supplied

PRIORITY ACTIONS:
1. Assess low-level dampness and rear ground-level contribution before invasive works
2. Assess and repair defective window seals, pointing and leaking gutter connections
3. Address bathroom mould alongside extract and background ventilation
4. Improve kitchen extraction and reassess humidity and condensation
5. Monitor after source repairs; base finish reinstatement on actual drying conditions

ESTIMATED COSTS:
No evidence-based works quotation is supplied. Obtain scoped quotations after source assessment. No injection package, guaranteed cost, statutory deadline or fixed drying period is established.

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

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ADVICE FOR OCCUPANTS

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To help manage dampness and reduce condensation in your home:

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

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

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

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

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

OCCUPANT HEALTH IMPACT ASSESSMENT

OCCUPANT HEALTH IMPACT ASSESSMENT

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

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

Mould).

RESPIRATORY AND ALLERGIC RISKS

Bathroom mould and kitchen condensation/early mould are recorded: two rooms, not one.
No individual health diagnosis or mould species testing is supplied in this fictional example.

Respiratory and allergic concerns
Damp and mould can affect health. Seek medical advice for persistent symptoms.
The property assessment is not a medical diagnosis.
No occupant medical history is recorded in this demonstration.

Recorded conditions
Visible bathroom mould and kitchen condensation warrant moisture control.
Assess ventilation and source defects alongside appropriate cleaning.
Reassess persistent or recurring mould after improvements.

Assessment limitations
No species sampling, exposure measurement or medical testing was recorded.
No individual allergic condition is established by the fictional evidence.
A healthcare professional should assess individual symptoms.

Further investigation
Review unresolved dampness rather than inferring a health diagnosis.
Targeted building assessment may be needed before invasive works.
Prioritise response according to actual occupant circumstances.

Cleaning and moisture management
Arrange appropriate mould cleaning following product instructions.
Do not rely on cleaning alone where elevated moisture persists.
No skin or eye diagnosis is made by this example.

Mould species and toxin exposure
No species sampling or toxin testing is recorded.
No neurological or other individual toxin-related diagnosis can be inferred.
Persistent symptoms should be discussed with a healthcare professional.

DAMP-RELATED HEALTH RISKS

Dampness, water ingress and elevated humidity require investigation and moisture control.
This fictional property evidence does not establish an individual medical condition.

Monitoring
Record recurring damp patches, condensation and mould after repairs.
Review ventilation and moisture sources if conditions persist.
Seek appropriate building or medical advice for unresolved concerns.

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Hypothermia & Cold-Related Illness
Dampness can affect comfort and moisture conditions. Failed insulation is not recorded in this example.
No individual hypothermia or cardiovascular diagnosis is established by the property assessment.
Anyone with health concerns should seek medical advice.

Mental Health Impact
Damp and mould can affect wellbeing; individual circumstances need their own assessment.
No occupant mental health condition is recorded in this fictional example.
Seek professional advice where there are health concerns.

VULNERABLE OCCUPANTS

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

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

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

REGULATORY COMPLIANCE & AWAAB'S LAW SUMMARY

MOULD GROWTH – REGULATORY AWARENESS

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

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

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

REGULATORY CONTEXT – HHSRS HAZARD ASSESSMENT

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

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

LOW-LEVEL DAMPNESS – FURTHER INVESTIGATION

Low-level dampness is recorded; wall-meter displays and tide marks do not prove rising damp.

Rear ground levels may contribute to wetting. DPC failure and the precise pathway remain unconfirmed. Further assessment may be required before choosing invasive damp-proofing or replastering works.

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

Visible condensation and below-dew-point spot readings support condensation in the kitchen and bathroom. Assess ventilation and monitor conditions after improvements; wall-meter displays alone are not diagnostic.

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

Monitoring is recommended to assess whether conditions persist.

GENERAL LEGISLATIVE CONTEXT

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

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

DISCLAIMER

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

determination of statutory breach.

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

SURVEYOR DECLARATION

Inspection Conducted By:
Sample Surveyor

Company:
Sample Surveyor Ltd

Position:
Fictional example; no real surveyor qualification represented

Date of Inspection:
25 March 2026

This is an unsigned fictional demonstration of the platform report format.
It is not a client report, diagnosis, works instruction or statutory hazard determination.

Sample only — not authorised for reliance
Kent Damp Surveys contact: 0800 274 1815

Request an investigation: kentdampsurveys.co.uk/request-investigation

Email Jason: jason@kentdampsurveys.co.uk

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