

Housing Disrepair Inspection

A housing disrepair inspection for landlords responding to a claim: claim dates, access, each room as a space with defects, repairing obligation, likely cause, damp readings and photos, a schedule of works and actions.

1. Claim and access

Project

Client

Site *

Site address

Property location

Mark it at the front door. On an estate it shows which home was inspected. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Inspection date *

Time

Surveyor *

Claim or complaint reference

Date of the letter of claim or complaint

Days since the letter (calendar days) (if applicable; worked out automatically in the app)

If applicable: The letter date is after the inspection date. Check both dates.

Date of the landlord's response to the letter

Pre-Action Protocol for Housing Conditions Claims (England): the landlord should normally reply within 20 working days of receiving the letter of claim (receipt is taken as two days after the date of the letter), and the property should be inspected within 20 working days of the landlord's response. The days shown on this form are calendar days, not working days.

Was the tenant present?

☐ Yes ☐ No

Joint inspection with the tenant's expert?

☐ Yes ☐ No

Access notes (refused, no answer, partial)

Weather capture

Digital form: use Record current conditions. On paper, record date/time, temperature (°C), wind (mph and direction), conditions and source. Keep observed conditions separate from forecast estimates.

2. Rooms and defects

Section 11 of the Landlord and Tenant Act 1985 applies to most leases of a home granted for less than 7 years. The landlord must keep in repair the structure and exterior (including drains, gutters and external pipes), and keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation, and for space heating and heating water. It does not cover work the tenant is liable for by using the home in a tenant-like manner.

Landlord and Tenant Act 1985, section 9A (added by the Homes (Fitness for Human Habitation) Act 2018) implies a covenant in most tenancies in England that the home is fit for human habitation at the start and throughout the tenancy, judged against matters including the HHSRS hazards.

Awaab's Law. The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 came into force on 27 October 2025 for social landlords in England. They set time limits to investigate and fix damp and mould and emergency hazards, with further hazards added in later phases. They do not apply to private landlords.

Rooms (copy this block for each one)

Room *

Defect found *

Category (choose one)

- ☐ Structure or exterior
- ☐ Water, drainage or sanitation
- ☐ Gas or electrical installation
- ☐ Heating or hot water
- ☐ Damp and mould
- ☐ Windows and doors
- ☐ Internal decoration
- ☐ Other

Likely cause (choose one)

- ☐ Disrepair
- ☐ Condensation
- ☐ Tenant damage
- ☐ Not known yet

Landlord's repair? (choose one)

- ☐ Yes
- ☐ No
- ☐ Not sure

Damp meter reading on the affected area (as displayed) (if applicable)

On plaster a meter gives a relative reading, not a moisture content. Compare it with a dry wall.

Reading on a dry wall in the same home (if applicable)

Affected area above the dry wall (meter units) (if applicable; worked out automatically in the app)

Width of the damp or mould (m) (if applicable)

Measure from a photo with a door, a socket plate or an A4 sheet on the same wall, or use a tape. Measuring from a photo gives an estimate.

Height of the damp or mould (m) (if applicable)

Area affected (m²) (if applicable; worked out automatically in the app)

If applicable: Social landlords: the government's Awaab's Law guidance says not to assume damp and mould is caused by the tenant's lifestyle. Record the evidence for the cause you have chosen.

Photos (photos: attach, or note the file names)

Work needed

Priority (choose one)

☐ Emergency ☐ Urgent ☐ Routine

More defects in this room (copy this block for each one)**Defect found ***

Category (choose one)

- ☐ Structure or exterior
☐ Water, drainage or sanitation
☐ Gas or electrical installation
☐ Heating or hot water
☐ Damp and mould
☐ Windows and doors
☐ Internal decoration
☐ Other

Likely cause (choose one)

☐ Disrepair ☐ Condensation ☐ Tenant damage ☐ Not known yet

Landlord's repair? (choose one)

☐ Yes ☐ No ☐ Not sure

Damp meter reading (as displayed) (if applicable)

Photos (photos: attach, or note the file names)

Work needed

Priority (choose one)

☐ Emergency ☐ Urgent ☐ Routine

Defects recorded (worked out automatically in the app)

Defects that are the landlord's to repair (worked out automatically in the app)

Emergency items (worked out automatically in the app)

Urgent (worked out automatically in the app)

Routine (worked out automatically in the app)

Damp and mould, total area measured (m²) (if applicable; worked out automatically in the app)

Damp and mould put down to condensation (if applicable; worked out automatically in the app)

If applicable: Emergency items found. Raise the works now and record when the tenant was told.

When and how the tenant was told about the emergency works (if applicable)

Walk Cam: disrepair walk-round

Walk Cam video walk-through: available in the SiteSurvey app only.

3. Actions and sign-off

Are further actions needed?

☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Priority (choose one)

☐ Urgent ☐ High ☐ Medium ☐ Low

Who will do it?

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Inspector name *

Position or company

Inspector signature

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.