

SITE SURVEY REPORT

Damp and Mould Inspection

Prepared for	Elm Court Housing (sample landlord)
Date	2 Oct 2026
Site	Flat 12, Elm Court
Prepared by	J. Patel, Housing Surveyor

Sample report. The property, people and landlord are fictional. The photographs are stills taken from the Walk Cam clips shown on sitesurvey.app. A report records what was found and when. Meeting the legal timescales depends on the landlord's actions. Section 9 is completed after the work.

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1. Case details and timeline

Report reference	DM-2026-0412 (sample)
Property	Flat 12, Elm Court. First floor, two bedroom flat
How the landlord became aware	Reported by the resident, by phone, with photographs sent by text
Date the landlord became aware	Mon 14 Sep 2026
Date aware	The date the landlord first knew of something that is or may be a hazard, from any source. An earlier repair report, such as a broken fan, can count. The clock starts the next working day.
Type of investigation	Standard
How the investigation was carried out	In person
Investigator	J. Patel, Housing Surveyor, Elm Court Housing
Date the investigation was completed	Fri 25 Sep 2026
Investigation due by	Mon 28 Sep 2026 (10 working days, starting the day after the landlord became aware)
Was the investigation completed by the due date?	Yes
Were all affected areas inspected?	Yes. The loft and roof covering are outside the flat and were viewed from ground level only

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2. Household and resident account

Who lives in the home?	Two adults, one child aged 6
Anyone whose health could be affected?	Yes. Baby or child; someone with a breathing condition such as asthma
Do any of them sleep in an affected room?	Yes. The child, who has asthma, sleeps in the back bedroom
How long has the resident noticed it?	6 to 12 months
What has the resident seen or tried?	Mould first seen in the back bedroom in early spring. Wiped it off and it came back. Bathroom fan stopped working some months ago

Has it been reported before? No. Neither the mould nor the fan fault was reported before 14 Sep 2026

Language, access or contact needs None. Prefers contact by text message

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3. Building and outside

Property type	Flat, upper floor
Construction and approximate age	Cavity brick block, 1960s, concrete floors, replacement uPVC double glazing
How was the outside inspected?	Viewed from ground level. Rear elevation faces north east
Defects found outside	None. Gutters clear with no overflow staining, pointing sound, no cracking or staining to the rear wall
Any sign of a plumbing leak?	No. Bath seal, basin and visible pipework dry

4. Room record

WALK CAM

Damp and mould walk, Flat 12

Back bedroom and bathroom · Damp and mould inspection

1. Location and extent

Back bedroom, corner by the window. Black mould spreading across the ceiling and down the external wall. About 0.6 square metres, worst where the ceiling meets the external wall. Paint is flaking above the window head. Trickle vent is closed and there is no extractor in the room.

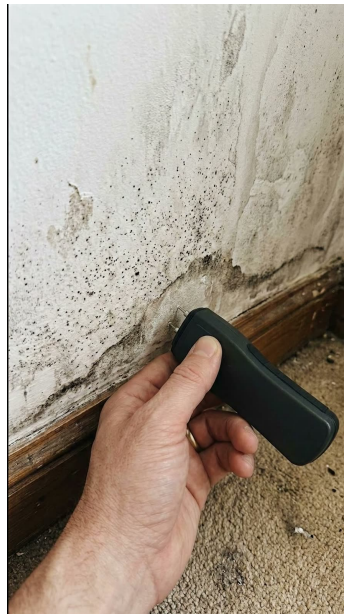


2. Close-up

Close-up beside the window reveal. Dense black spotting on the plaster, heaviest next to the frame. Surface is damp to the touch. Condensation on the glass and on the inside of the frame.

**3. Moisture reading**

Meter on the plaster above the skirting, external wall. Reading 28 on the relative scale in the stained area. Same wall one metre along reads 14, internal wall reads 12. Skirting timber 14 percent. No tide mark and no salts.



4. Likely cause

Bathroom. Mould across the ceiling and above the window. Extractor fan is fitted but not running, no airflow with the light on. Window is running with condensation. Bath seal and pipework checked, dry, no sign of a leak.

**FORM****Room readings**

Back bedroom, where	Ceiling corner and external wall beside the window
Back bedroom, area affected	About 0.6 m ²
Back bedroom, air	17.5 °C, 72% relative humidity. Estimated dew point 12.4 °C
Back bedroom, coldest surface	13.0 °C at the ceiling and external wall junction, 0.6 °C above the dew point
Back bedroom, moisture meter	28 in the stained area. 14 one metre along the same wall, 12 on the internal wall
Bathroom, where	Ceiling, with spotting above the window
Bathroom, area affected	About 0.5 m ²
Bathroom, air	19.0 °C, 78% relative humidity. Estimated dew point 15.1 °C
Bathroom, coldest surface	14.6 °C at the ceiling. Below the dew point, condensation visible
Living room (comparison)	19.5 °C, 58% relative humidity. No mould
Meter readings	Meter readings on plaster and masonry are a relative scale, not a moisture content. Compare them with a dry area nearby
Humidity	Mould can grow where humidity stays at around 70% or more

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5. Ventilation and heating

Bathroom extractor fan	Fitted, not working. No airflow with the light on
Kitchen extraction	Recirculating only
Trickle vents in the affected rooms	Fitted, blocked or shut. Back bedroom vent painted shut
Do the windows open?	Yes
Heating	Gas boiler and radiators
Is the heating working in the affected rooms?	No
What is wrong with it?	Back bedroom radiator valve seized. Radiator cold during the visit

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6. Findings and hazard decision

Type of damp	Condensation
What is causing the condensation?	Extractor fan not working; background ventilation blocked; back bedroom cannot be heated
Other causes ruled out, and how	No leak: bath, basin and pipework dry. No sign of water getting in from outside. Readings fall away from the cold corner, which fits condensation
Hazard identified	Significant hazard
Reason for the decision	About 0.6 m ² of mould in the back bedroom, where a child with asthma sleeps, and mould on the bathroom ceiling. The fan, vent and radiator faults will keep it growing. A reasonable landlord would act urgently, but not within 24 hours

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7. Required work and target dates

Safety work	Clean and treat the mould in the back bedroom and bathroom. Replace the bathroom fan with a humidity controlled fan that runs on. Clear the back bedroom trickle vent. Free the radiator valve
Safety work must be completed by	Fri 2 Oct 2026 (5 working days, starting the day after the investigation)
Safety work, target start	Tue 29 Sep 2026

Safety work, target finish	Thu 1 Oct 2026
Can the safety work be finished in time?	Yes
Is more work needed to stop it coming back?	Yes
Work to stop it coming back	Fit a cooker hood ducted outside in the kitchen. Survey the insulation at the back bedroom ceiling corner and top it up where it is missing
Target start	Mon 12 Oct 2026
Target finish	Fri 6 Nov 2026
Can the preventative work begin within 5 working days?	No
Why not, and what has been done to make sure it begins	Both jobs need a survey and a contractor order first. Ordered on 28 Sep 2026 with the start booked for 12 Oct, inside the 12 week limit (Fri 18 Dec 2026)
Preventative work	It must begin within 5 working days, or, if that is not reasonably practicable, the landlord must take steps so it begins as soon as it is, and within 12 weeks. It must be completed within a reasonable period
Anything done on the visit	Back bedroom mould cleaned. Advice left on staying safe while the work is carried out
Follow-up visit date	Tue 17 Nov 2026, with repeat readings

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8. Written summary for the resident

What we found	We found a significant damp and mould hazard in the back bedroom and the bathroom. It is caused by condensation, because the bathroom fan is broken, the bedroom vent is blocked and the bedroom radiator is not working
Fixing the problem	We will clean and treat the mould, fit a new bathroom fan that runs on by itself, open the bedroom vent and repair the radiator. This will start on Tue 29 Sep 2026 and be finished by Thu 1 Oct 2026
Stopping the problem coming back	We will fit a kitchen cooker hood that vents outside and check and top up the insulation at the bedroom corner. This will start on Mon 12 Oct 2026 and be finished by Fri 6 Nov 2026
How the resident can contact the landlord	Repairs team, Elm Court Housing. Phone 0300 000 0000. Email repairs@elmcourt.example
How was the summary given?	Text message, and first class post
Did the resident give this number for contact from the landlord?	Yes

Date the summary was given	Mon 28 Sep 2026
Written summary due by	Wed 30 Sep 2026 (3 working days, starting the day after the investigation)
Was the summary given by the due date?	Yes

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Inspector sign-off

Name	J. Patel, Housing Surveyor
Signed	

J. Patel

Date signed	Fri 25 Sep 2026
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9. Close-out after the work

Date the safety work was completed	Thu 1 Oct 2026
Was the safety work completed by the due date?	Yes
Date preventative work began	Not yet. Booked for Mon 12 Oct 2026
Date preventative work was completed	Not yet. Target Fri 6 Nov 2026
Date the resident was told the work was complete	Not yet. The resident will be told when the preventative work is finished. Safety work completion confirmed by text on Thu 1 Oct 2026