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DAMP & MOULD INSPECTION REPORT

Visual Damp, Mould, Condensation & Thermal Screening Assessment

Evidence-led visual inspection to identify visible damp, mould, condensation and thermal indicators, likely contributing factors and recommended next steps.

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Important: This is a sample visual damp and mould assessment for demonstration only. It is not a full invasive damp survey, structural survey, mould laboratory analysis, HHSRS assessment, legal liability report or medical/health diagnosis.

Property address	Example Ground Floor Flat, Bradford, West Yorkshire
Client details	Name: Example Landlord Client Contact: website demonstration only
Date of inspection	06 May 2026
Occupancy status	Tenanted - sample scenario
Weather conditions	Cool and dry; previous rainfall reported
Heating / ventilation status	Heating intermittent; bathroom extractor reported ineffective
Inspector / Report prepared by	St Clair Property Services
Report reference	SAMPLE-DM-001
Report status	Sample / Demonstration Copy
Issued to	Website demonstration only

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Survey. Manage. Build. | Property projects managed properly. | Clear advice first.

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A. EXECUTIVE SUMMARY

Item	Sample outcome
Overall damp / mould position Urgent action required	Localised visible mould and condensation risk indicators identified. No immediate evacuation issue identified visually; active leak should be ruled out to bathroom extract/pipework area.
Severity count	Red: 0 Amber: 3 Green: 2 NI: 1
Main affected areas	Bedroom external corner, bathroom ceiling area and window reveals.
Likely contributing factors	Limited ventilation, intermittent heating, furniture close to external wall and possible cold bridging.
Top priority actions	Repair/confirm extractor operation, improve background ventilation, clean/treat affected areas safely, monitor after changes.

B. ABOUT THE INSPECTION

This sample report records visible damp, mould, staining, condensation indicators, thermal camera observations where used and likely contributing factors. It is evidence-led and avoids legal, medical or causation conclusions.

C. OCCUPANCY / HEATING / VENTILATION CONTEXT

Context item	Sample information
Occupancy	Tenanted flat; normal occupation reported.
Heating pattern	Intermittent heating reported due to cost and routine.
Ventilation pattern	Bathroom extractor present but weak; trickle vents partly closed.
Clothes drying	Occasional indoor drying reported.
Furniture position	Wardrobe positioned close to external bedroom wall.

D. OVERALL DAMP & MOULD OPINION

The visible pattern is most consistent with a condensation and ventilation risk profile, with external fabric factors to be ruled out. The findings do not prove the underlying cause and should be read alongside any specialist checks where recommended.

E. ROOM-BY-ROOM FINDINGS

Ref	Area	Rating	Visible condition	Likely factors	Recommended action
DM-001	Bedroom external corner	Amber	Localised black mould spotting behind wardrobe position.	Cold external wall, restricted airflow and intermittent heating.	Move furniture away from wall, clean/treat safely, improve heating/ventilation and monitor.
DM-002	Bathroom ceiling near extractor	Amber	Mould staining and condensation marking around ceiling/extractor zone.	Extractor weak or not operating effectively.	Test/repair/upgrade extractor and clean affected surface.
DM-003	Living room window reveals	Amber	Condensation staining and minor mould spotting.	Cold surface pattern and limited background ventilation.	Open trickle vents where safe, improve ventilation and monitor.
DM-004	Kitchen	Green	No significant visible mould noted at time of inspection.	N/A	Routine ventilation and monitoring.

F. MOISTURE / THERMAL NOTES

Ref	Location	Observation	Comment
MR/T-001	Bedroom external corner	Lower surface temperature noted compared with internal partition.	Guidance only; may indicate cold-surface/condensation risk.
MR/T-002	Bathroom ceiling	Localised colder area around extractor/ceiling junction.	Guidance only; check extractor ducting and ventilation performance.
MR/T-003	Front window reveal	Surface moisture indication noted.	Interpret with caution; readings are not diagnostic.

G. VENTILATION & CONDENSATION RISK

Item	Sample finding
Extractor fans	Bathroom fan present but reported weak; kitchen fan present.
Trickle vents	Present to some windows but not consistently open.
Condensation risk rating	Medium to high until ventilation/heating pattern is improved.
Recommended actions	Extractor performance test, resident guidance, furniture spacing and follow-up check after 6-8 weeks.

H. EXTERNAL FACTORS

Area	Sample observation	Action
Gutters/rainwater goods	No active overflow seen during inspection; staining noted externally to rear wall.	Check during rainfall or arrange gutter clean/test.
External walls	No obvious major cracking visible from ground level.	Monitor and re-check after ventilation improvements.
Plumbing indicators	No active leak visible at time of inspection.	Plumber to check if staining worsens or moisture persists.

I. RECOMMENDED ACTIONS

- Clean and treat visible mould safely using appropriate method for the surface and occupancy.
- Repair or upgrade bathroom extractor and confirm ducting discharges correctly.
- Improve background ventilation and heating consistency.
- Re-inspect/monitor after remedial measures to confirm whether visible indicators improve.

J. SAMPLE PHOTO / THERMAL IMAGE EVIDENCE

The images below are demonstration placeholders showing how photographs, drone images, thermal images or supporting evidence can be cross-referenced in the final issued report. They do not relate to a real client or property.



Final issue note: actual reports should use clear, dated images with matching photo references in the relevant observation, defect, work item or finding section.

- This is a visual sample report only; no opening-up or laboratory mould testing was completed.
- Thermal and moisture observations are guidance only and do not confirm hidden damp, mould or causation.
- Where issues persist, instruct a suitable damp/timber specialist, ventilation contractor, plumber or roofer as appropriate.