





# The Summer Damp Challenge



## Damp & Mould Inspection checklist

Inspector Name:	Full address & postal code:	
Inspection Dates:		
Property type:		
Method of investigation		
No. of bedrooms:		
No. of occupants:		
Adults:		
Children:		
Vulnerabilities:		
<b>External property inspection</b>	<b>Comments / Works required</b>	
Check gutters and downpipes for blockages or repairs		
Visually check roof flat or pitched for broken / damaged tiles, fascia, soffits		
Check air bricks: If they are blocked or below ground level, and bricks if porous or failed pointing?		
Check DPC: Is there any bridging?  Are ground levels adequately below DPC?		
Check area around downpipes for signs of excessive ground moisture – may indicate a break or leak in soakaway drainage		
Check the external wall surfaces for porous render, pebble dash or other. Check mastic around the windows and sills		

<b>Internal property inspection</b>	
<p>What is the extent of the mould? Which rooms are affected?</p> <p>Are there any signs of following: -</p> <ul style="list-style-type: none"> <li>• Salts, or brown staining on paintwork</li> <li>• Damp and wet patches appearing on walls</li> <li>• Peeling paper or paints...</li> <li>• Flaking or bubbling paints</li> <li>• Rotten or crumbling skirting boards</li> <li>• Damp and musty smells</li> </ul> <p>Is there an excess of furniture and belongings?</p> <p>Are windows opened and vents being used?</p> <p>Are clothes being dried indoors without adequate ventilation?</p>	
<p><b>Loft</b></p> <p>Check the loft – is insulation in place?</p> <p>Is it to the correct levels and evenly laid across the area. Is it blocking any vents?</p>	
<p><b>Bedrooms</b></p> <p>Take photos of affected areas and damp meter readings.</p> <p>List each bedroom – giving location in property and description. I.e. Main front bedroom.</p>	
<p><b>Landing / Hallway</b></p> <p>List affected areas with full description &amp; locations.</p>	
<p><b>Bathroom</b></p> <p>Is there an extractor fan installed? If it is, please check if it is working and vented properly and has the correct exterior vent grille.</p> <p>Is the tenant/homeowner using it – does it need to be replaced or overhauled.</p>	

<b>Living Room / Lounge</b> Report on signs of mould	
<b>Kitchen</b> Is an extractor fan fitted? If it is, please check if it is working and vented properly and has the correct exterior vent grille.  Is the tenant using it – does it need to be replaced?  Check for any leaking pipes, if hot water pipes are insulated, cracked tiles, water ingress behind worktop  If there is a tumble dryer, is it vented?	
<b>Basement</b> List affected areas with full description & locations	
<b>Condensation Leaflet</b>	
A Separate independent damp and mould survey needed:	
Damp & mould risk category: High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/>	
Conclusion:	
<u>Summary of investigation findings</u>          Inspector signature:  Residents signature:  Date:	