



DAMP INVESTIGATION REPORT

CLIENT DETAILS

Client name withheld

Address withheld
North London

REPORT DETAILS

Reference:	SAMPLE
Inspection Date:	September 2026
Report Date:	September 2026

MOISTURE CONDITION

Moisture at wet level recorded in 2 of 9 rooms with readings.

REPORT ISSUED BY

Damp & Mould Solutions UK Ltd

IICRC Certified Technicians



1. Findings at a Glance

Area	Readings by band	Highest band	Highest	Count
Master bedroom	18	DRY 18 of 18	183 REL	18
Smaller bedroom	23	DRY 23 of 23	184 REL	23
Landing	7 1	RISK 1 of 8	215 REL	8
Bathroom	11	DRY 11 of 11	188 REL	11
Downstairs front bedroom	6	DRY 6 of 6	152 REL	6
Living room	6 4 2	WET 2 of 12	281 REL	12
Outside	4 2	RISK 2 of 6	217 REL	6
Kitchen	3 11	WET 11 of 14	999 REL	14
Hallway	6	DRY 6 of 6	150 REL	6

Photographed, no meter readings: Left Hand Side Wall Kitchen.

Moisture at wet level recorded in 2 of 9 rooms with readings.

Across the whole property: lowest 10 REL (DRY, below the meter's 60 REL rated range), photo 53. Highest 999 REL (WET), photo 43.

2. Executive Summary

Damp and Moisture Survey Report

We attended the property to carry out a damp and moisture survey. Mould growth was recorded in the bedrooms and the bathroom, and very high moisture readings were recorded in the kitchen. The findings are set out below.

Master bedroom

Relative humidity in the room was 57.3% at a temperature of 27.1°C, with a dew point of around 18°C. Air quality was checked and PM10 was recorded at 15.0 µg/m³, which is good air quality. A few small patches of mould were recorded in the corners of the room, mostly on the front wall. Moisture readings taken at these areas showed no sign of dampness in the walls. The patches are



likely to have formed after furniture was placed against the front walls, with residual condensation over the winter months allowing mould to grow. No other issues were found in the bedroom at the time of the survey, and the mould will need to be treated.

Smaller bedroom

Relative humidity in the room was 57.8% at a temperature of 26.5°C. Air quality was very good, with PM10 recorded at 4.6 µg/m³.

Mould growth was recorded on the external wall on the left-hand side when entering the room, and in a corner. It was discovered behind the bed when the bed was moved away from the wall. This is the same situation as in the master bedroom: the external walls were covered by furniture placed too close to them, which restricts ventilation and allows humidity to build up, creating conditions for condensation and mould growth.

The walls and ceiling were checked with a thermal camera and no concerns were found. Moisture readings were low throughout apart from the corner where the mould is, where readings were slightly high and on the borderline, consistent with condensation on the wall. The mould will need to be treated.

Landing

Yellow staining was recorded on the wall in the left-hand corner above the bathroom and on the left-hand side above the stairs. The staining appears to be from an old leak, thought to have come from the roof. These areas were checked with a thermal camera and no evidence of moisture was found, so the leak is not active and has dried out. The remaining landing walls were checked with the moisture meter and showed no sign of dampness.

Taken together with the bedrooms, this supports the view that the previous occupants dried clothes indoors, did not ventilate the property enough and kept furniture too close to the walls, allowing condensation to appear and mould to grow.

Bathroom

The extractor fan is working. No damp readings were found in the bathroom. Some mould growth was recorded in places and in the shower, which appears to be the result of poor maintenance of the room. Apart from this, no damp was found in the bathroom.

Downstairs front bedroom

The walls in the bedroom, including those around the chimney breast, were dry at the time of the survey. The condition of the bricks at the front bay is not the best. There was no evidence of active dampness within the wall at the time of inspection, but a few construction details need to be corrected to prevent further problems. The external ground level is very high. The damp proof course (DPC) could not be located and needs to be properly established and finished so that it is not bridged by render. The subfloor ventilation should be improved. The detailing around the front bay window is poor, and the window needs to be inspected and repaired or replaced where necessary.

The wall itself is dry, but the high external ground level remains a concern. As the DPC could not be



located, in heavy rain water could enter the wall, probably through the air brick, or from groundwater. Paint is flaking on the external wall, which is a sign that moisture has previously entered the wall. If the wall is rendered back without a damp proofing solution, it is likely to become damp again, especially in winter.

Living room

The living room was inspected and tested following removal of the internal plaster. Moisture readings were fairly localised and recorded in isolated areas. In the surveyor's assessment the readings are only marginally elevated and do not show a pattern indicative of active rising damp. The exposed masonry is a mixture of historic brickwork and the former chimney flue, which may influence the comparative electronic moisture readings. Readings extending into the former flue area appear to be historic contamination rather than active moisture. There are also visible signs that a previous chemical damp proof course treatment may have been carried out, with regularly spaced holes along the lower mortar course. The internal walls were also checked and none recorded high readings.

Outside

Several external details were identified that could contribute to future damp-related issues. The timber decking has been installed very close to the base of the external walls and sits near the existing low-level air brick, which may restrict effective ventilation and can also hold moisture around the lower wall. The external render extends down to a very low level and may be bridging the damp proof course in some locations. Localised damaged render, previous patch repairs and exposed areas were also noted.

The DPC line should be clearly identified and kept free from render, decking and other external finishes where required. The lower render should be cut back to create a clear separation above the DPC. The existing air bricks should remain unobstructed and subfloor ventilation should be improved. The rainwater pipes and drainage arrangements should also be checked to ensure all joints are watertight and that rainwater discharges effectively away from the building, rather than collecting around the base of the walls.

The external decking is also positioned very close to the rear door threshold. The limited clearance around the frame and sill may allow moisture and debris to accumulate, increasing the risk of water penetration around the door opening. The area should be cleared, the threshold and perimeter seals checked, and adequate drainage and clearance maintained between the decking and the building fabric.

At the front of the property, the external render and painted finishes show localised cracking, flaking and discolouration, particularly at low level. Cracking was also noted at the window seal. This area should be repaired and properly sealed to reduce the risk of rainwater penetration. The existing DPC level should be exposed and kept clear, and the air bricks should remain fully unobstructed to maintain ventilation beneath the suspended floor. The junctions around the front window frames and sills should also be checked and resealed where necessary, as deterioration in this area can provide a route for moisture to enter.



Kitchen

Two areas of very high readings were recorded, most of them up to 999 REL. The first is at the bottom of the wall on the right when entering the garden from the kitchen. The second is on the wall opposite the exit to the garden, on the left when entering the kitchen. Elevated readings were also found on some tiles in the kitchen.

Further investigation was needed to establish what was being dealt with, so salt tests were taken from both locations. The results are set out under Salt Analysis - Conclusion below. The wall would need to be stripped out to establish what can be done to stop the damp coming through, and it would also need to be dried out before it is replastered. The options for the kitchen units will need to be discussed, as the damp is likely to be behind the units as well.

Hallway

No elevated moisture readings were detected in the hallway.

Salt Analysis - Conclusion

Salt analysis was undertaken on plaster samples collected from two separate walls within the kitchen: the wall on the left-hand side and the wall adjacent to the exit on the right-hand side. Both samples produced positive nitrate results, confirming the presence of nitrate salts within the wall finishes. The fact that these salts were identified at two separate locations, rather than at one isolated point, indicates a wider pattern of salt contamination associated with moisture migration through the masonry.

When these results are considered together with the low-level distribution of elevated moisture readings recorded during the survey, the overall pattern is strongly indicative of rising damp.

In our professional opinion, there is a high degree of confidence that rising damp is the primary source of moisture affecting these walls. The combination of positive nitrate contamination, its presence across more than one wall location, and the associated moisture profile is characteristic of ground-derived moisture rising through the masonry by capillary action.

While no single salt test should technically be regarded as absolute proof in isolation, the combined evidence obtained during this inspection makes rising damp by far the most probable cause of the observed moisture condition.

The affected walls should therefore be treated as suffering from active or recently active rising damp, and remedial works should address both the source of ground moisture and the salt-contaminated plaster rather than relying solely on surface decoration or localised drying.



3. Instruction, Scope & Basis of Inspection

Limitations

- Instrument readings tabulated in this report were read by Damp & Mould Solutions UK Ltd from the meter displays in the surveyor's photographs; 108 (104 on the relative scale and 4 of relative humidity) are used, 2 of them approximate. No meter reading taken from the photographs was left out. A further four photographs showed a display on which no digit could be read. Two of the readings used were taken from a display on which only the leading digits could be read clearly; each is recorded at the lowest value the clear digits allow, with every unclear digit read as zero (for example 8 followed by two unclear digits is recorded as 800), and is marked as approximate. A reading recorded this way understates the value shown on the display; it never overstates it. Where a relative-scale reading showed red (wet) but part of its digits were cut off in the photograph, the visible digits are padded with trailing zeros to the instrument's three-digit display (for example 5 read as 500) and that reading is flagged for a person to check against the photograph. A reading with every digit visible is never padded, whatever its colour. Where no digit on a display could be made out, no reading is recorded from it.
- This report shows 150 of the 246 photographs taken during the visit. Every one of them is available to the client, grouped by room, on their own invoice page.

4. Inspection Methodology & Equipment

The surveyor's figures are quoted exactly as given. Separately, Damp & Mould Solutions UK Ltd has read the instrument display in each of the surveyor's photographs; those readings are tabulated below as measured evidence. REL values are Protimeter relative-scale (pinless) readings. % WME is the wood moisture equivalent shown in pin-type mode. Surface temperatures read from the thermal imaging camera are listed separately, because a temperature is not a moisture reading. Air quality readings are listed separately again, because what is suspended in the air of a room is not a measure of moisture in its walls.

Equipment Used

Instrument	Measurement	Purpose
Protimeter MMS2	Moisture in pin and pinless modes; air temperature, relative humidity, dew point	Moisture measurement of walls, floors and timber, and room conditions

Instrument	Measurement	Purpose
Thermal imaging camera (ThermalMaster)	Surface temperature, with the warmest and coldest point in each frame	Finding surfaces colder than the material around them
Air quality meter (Temtop)	Airborne particles, PM1.0, PM2.5 and PM10, in micrograms per cubic metre	Measuring what is suspended in the air of each room

Moisture Interpretation Scale

Pinless relative scale, REL

DRY < 200 REL Dry	RISK 200 to 220 REL At risk	WET 221 to 999 REL Wet
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Bands as applied by our surveyor to the relative scale of the Protimeter MMS2 (instruction manual INS8800, sections 4.2 and 9.2b).

REL is a relative index, not a percentage: 999 is the top of the meter’s own scale, not a maximum moisture content (Protimeter MMS2 manual INS8800).

The meter’s rated relative range is 60 to 999 (Protimeter MMS2 manual INS8800, sections 4.2 and 9.2b). A reading below 60 is shown as recorded and noted as below that range.

Thermal Camera: How To Read The Reading

WHAT THE THERMAL READING SHOWS

A thermal imaging camera measures the temperature of a surface, not the moisture in it. It is used here to find where a surface is colder than the material around it. A wall that is wet loses heat as the water evaporates from it, so a damp patch reads colder than the dry wall beside it, and a cold bridge (a part of the wall that lets heat out faster than the rest) or a gap in insulation does the same. The figure to look at is therefore the difference between the warmest and the coldest reading in the frame, not either one on its own: a whole room can be warm or cold and the difference across one wall still shows where the problem is. These are surface temperatures in degrees Celsius. They are not moisture readings and they are listed under their own heading for that reason.



Air Quality Meter: How To Read The Reading

WHAT THE AIR QUALITY READING SHOWS

An air quality meter measures what is suspended in, or mixed into, the air of the room at the moment it is held there. PM1.0, PM2.5 and PM10 are the weight of the airborne particles up to 1, 2.5 and 10 microns across (a micron is a thousandth of a millimetre) in a cubic metre of air, measured in micrograms (a microgram is one millionth of a gram); the smaller the particle, the deeper it can travel into the lungs. Mould matters here because mould releases spores and fragments into the air, and those are small enough to be breathed in and to reach deep into the lungs. A damp meter tells you whether a wall is wet. A particulate reading tells you what is in the air in the room while it is wet, which is the part that affects the people living there. For reference, the World Health Organization's 2021 air quality guideline sets PM2.5 at 5 micrograms per cubic metre averaged over a year, or 15 averaged over 24 hours, and PM10 at 15 micrograms per cubic metre averaged over a year, or 45 averaged over 24 hours. DEFRA's own Daily Air Quality Index, the UK government's published banding, puts a 24-hour PM2.5 reading in its lowest band up to 35 micrograms per cubic metre, and a PM10 reading in its lowest band up to 50 micrograms per cubic metre. Those figures all come from air sampled continuously over a day or a year, so a reading taken at one moment during a visit is a different kind of measurement, shown here for context only. A handheld meter reading like this is a spot indication at the moment of the visit, a few seconds long, not a laboratory measurement and not a continuous or averaged figure: it can be higher or lower than the room's average within the same hour, so it is a snapshot of that moment, not one that can be read directly against an annual, 24-hour or 8-hour guideline as though it were the same kind of measurement. It will also move with cooking, cleaning, open windows and traffic outside. Where a status word is shown it is the word the meter itself displayed on its own screen at the time, photographed with the reading.

Hygrometer: How To Read The Reading

WHAT THE HUMIDITY AND DEW POINT READING SHOWS

A hygrometer measures the relative humidity and temperature of the air in the room, not the moisture in a wall or floor. Relative humidity is the water vapour the air is holding as a percentage of the most it could hold at that temperature. CIBSE Guide A gives 40 to 60 percent relative humidity as its published range for a dwelling. The dew point is the temperature at which the air becomes fully saturated and can hold no more water vapour. When air touches a surface colder than its own dew point, the vapour turns back into water on that surface: this is condensation. BS EN ISO 13788, the standard behind the mould-growth check in BS 5250:2021, sets 80 percent as the critical surface relative humidity above which mould can begin to germinate. These are air readings, not meter readings of a wall or floor, and are listed under their own heading for that reason.

5. Instrument Readings: Tabulated Evidence

Master bedroom

Location	Reading
Relative scale, 18 readings	19 to 183 REL, 1 reading below the meter's 60 REL rated range (very dry) and flagged to check none above 220 (wet)
Relative humidity, 2 readings	58.2 to 59.5% RH
Dew point (meter)	18.7 °C



In this room: lowest 19 REL (DRY, below the meter's 60 REL rated range), photo 62. Highest 183 REL (DRY), photo 1.

Air 58.2% RH, 59.5% RH



Air quality

What was measured	Reading	Shown on the meter
Particles up to 10 microns across (PM10)	19.5 ug/m³	Good

Master bedroom, continued



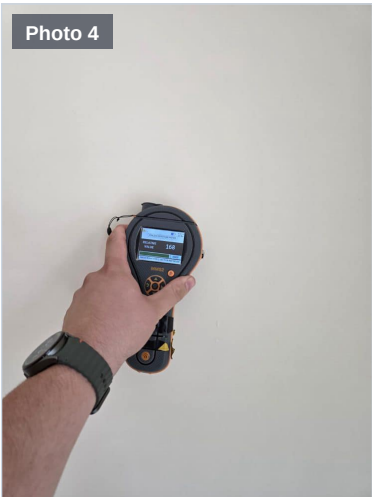
183 REL · DRY



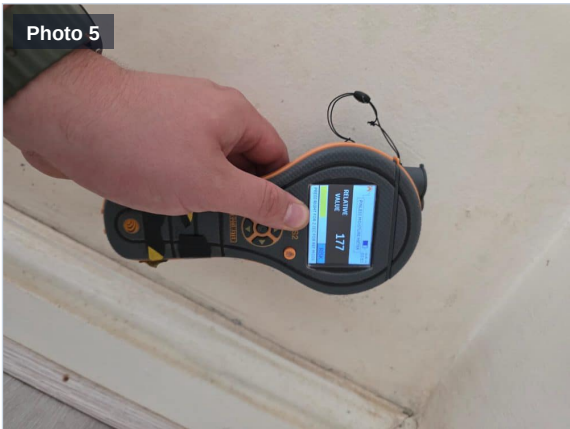
172 REL · DRY



172 REL · DRY



168 REL · DRY



177 REL · DRY



171 REL · DRY

Further photographs of this area are catalogued in Appendix A.

Smaller bedroom

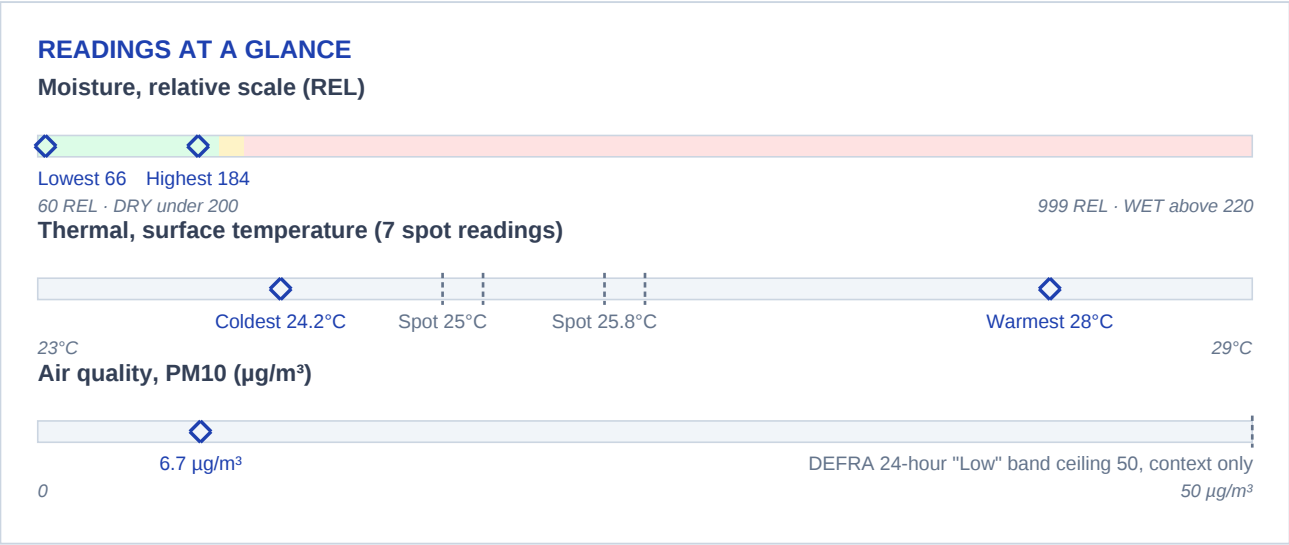
Location	Reading
Relative scale, 23 readings	66 to 184 REL none above 220 (wet)
Relative humidity, 1 reading	59.2% RH
Dew point (meter)	17.9 °C Surface minimum 24.2 °C

23

In this room: lowest 66 REL (DRY), photo 115. Highest 184 REL (DRY), photo 7.

Air 59.2% RH

Surface temperatures (thermal), centre spot: 25.2°C, 25°C, 26°C, 25.8°C; difference across the surface 1.6°C to 3.1°C



Thermal imaging, surface temperatures

Difference across surface	Warmest	Coldest	Centre spot
1.8 °C	26.3 °C	24.5 °C	25.2 °C
1.9 °C	26.1 °C	24.2 °C	25.0 °C
1.7 °C	26.1 °C	24.4 °C	25.0 °C
1.6 °C	27.0 °C	25.4 °C	26.0 °C
3.1 °C	28.0 °C	24.9 °C	25.8 °C

Difference across surface	Warmest	Coldest	Centre spot
1.6 °C	27.0 °C	25.4 °C	26.0 °C
1.7 °C	26.1 °C	24.4 °C	25.0 °C

Air quality

What was measured	Reading	Shown on the meter
Particles up to 10 microns across (PM10)	6.7 ug/m³	Good
Particles up to 10 microns across (PM10)	4.9 ug/m³	Good



184 REL · DRY



184 REL · DRY



167 REL · DRY



167 REL · DRY



164 REL · DRY



164 REL · DRY

Further photographs of this area are catalogued in Appendix A.

Landing

Location	Reading
Relative scale, 8 readings	138 to 215 REL none above 220 (wet)

7

1

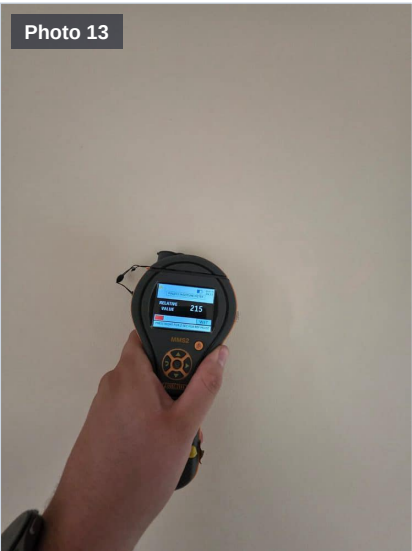
In this room: lowest 138 REL (DRY), photo 117. Highest 215 REL (RISK), photo 13.
Surface temperatures (thermal), centre spot: 28.7°C, 28.5°C; difference across the surface 2.9°C to 3°C



Thermal imaging, surface temperatures

Difference across surface	Warmest	Coldest	Centre spot
2.9 °C	29.9 °C	27.0 °C	28.7 °C
3.0 °C	29.9 °C	26.9 °C	28.7 °C
3.0 °C	29.7 °C	26.7 °C	28.5 °C
2.9 °C	29.9 °C	27.0 °C	28.7 °C

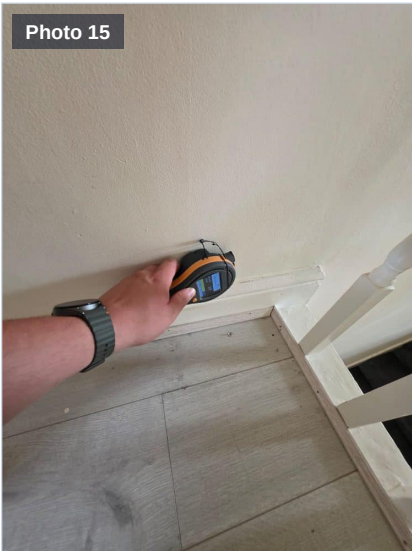
Landing, continued



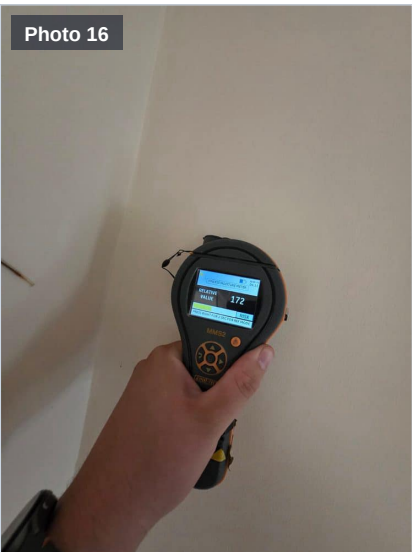
215 REL · RISK



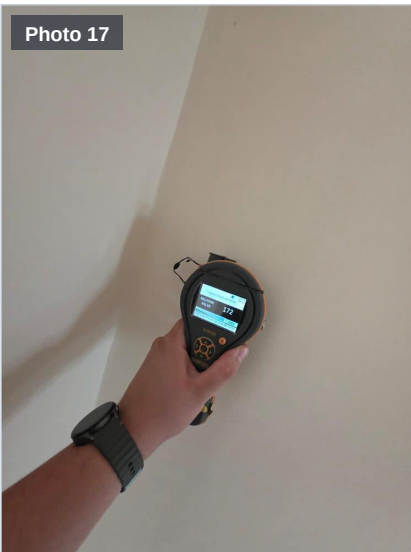
190 REL · DRY



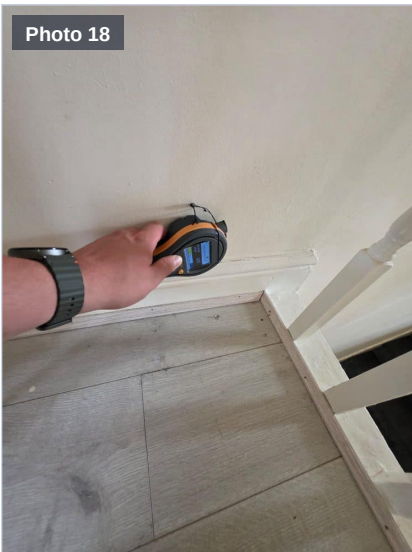
173 REL · DRY



172 REL · DRY



172 REL · DRY



172 REL · DRY

Further photographs of this area are catalogued in Appendix A.

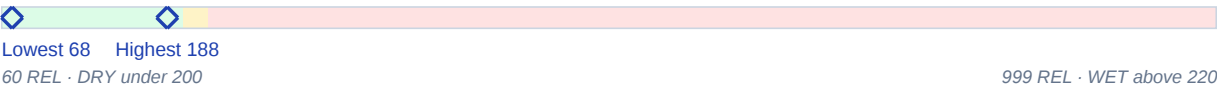
Bathroom

Location	Reading
Relative scale, 11 readings	68 to 188 REL none above 220 (wet)

11

In this room: lowest 68 REL (DRY), photo 132. Highest 188 REL (DRY), photo 19.

READINGS AT A GLANCE
Moisture, relative scale (REL)



188 REL · DRY



163 REL · DRY



144 REL · DRY



128 REL · DRY



126 REL · DRY

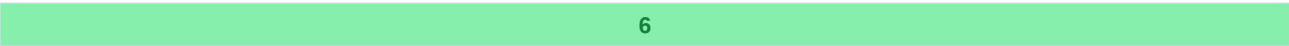


122 REL · DRY

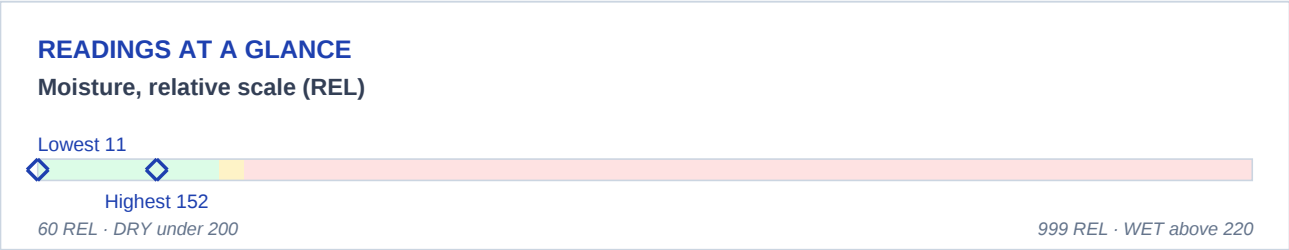
Further photographs of this area are catalogued in Appendix A.

Downstairs front bedroom

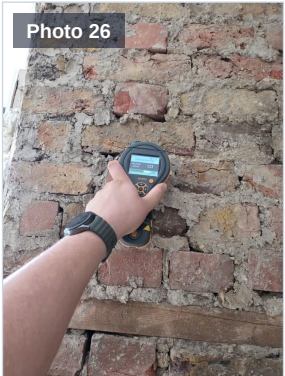
Location	Reading
Relative scale, 6 readings	11 to 152 REL, 1 reading below the meter's 60 REL rated range (very dry) and flagged to check none above 220 (wet)



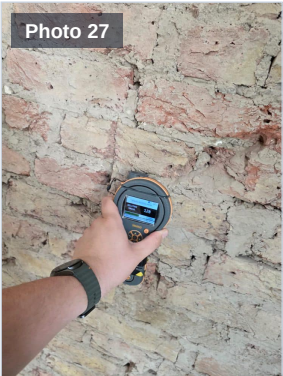
In this room: lowest 11 REL (DRY, below the meter's 60 REL rated range), photo 30. Highest 152 REL (DRY), photo 25.



152 REL · DRY



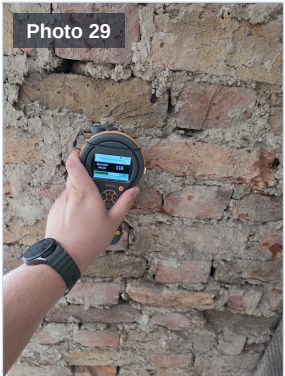
133 REL · DRY



128 REL · DRY



119 REL · DRY



116 REL · DRY



11 REL · DRY

Living room

Location	Reading
Relative scale, 12 readings	106 to 281 REL 2 above 220 (wet)
Relative humidity, 1 reading	60.9% RH
Dew point (meter)	17.1 °C



In this room: lowest 106 REL (DRY), photo 138. Highest 281 REL (WET), photo 31.

Air 60.9% RH

READINGS AT A GLANCE

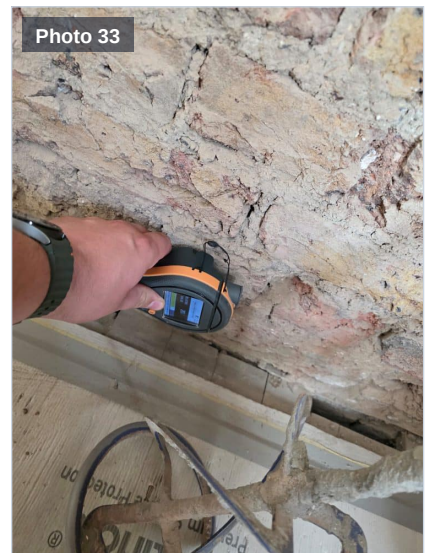
Moisture, relative scale (REL)



281 REL · WET



227 REL · WET



207 REL · RISK

Living room, continued



207 REL · RISK



206 REL · RISK



204 REL · RISK

Further photographs of this area are catalogued in Appendix A.

Outside

Location	Reading
Relative scale, 6 readings	121 to 217 REL none above 220 (wet)



In this room: lowest 121 REL (DRY), photo 41. Highest 217 REL (RISK), photo 42.

READINGS AT A GLANCE

Moisture, relative scale (REL)

Lowest 121

Highest 217

60 REL · DRY under 200

999 REL · WET above 220



212 REL · RISK



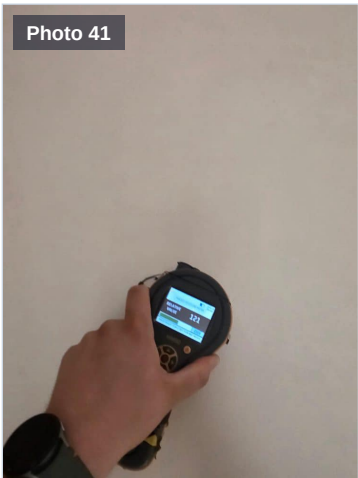
162 REL · DRY



153 REL · DRY



129 REL · DRY



121 REL · DRY

Outside, continued



217 REL · RISK

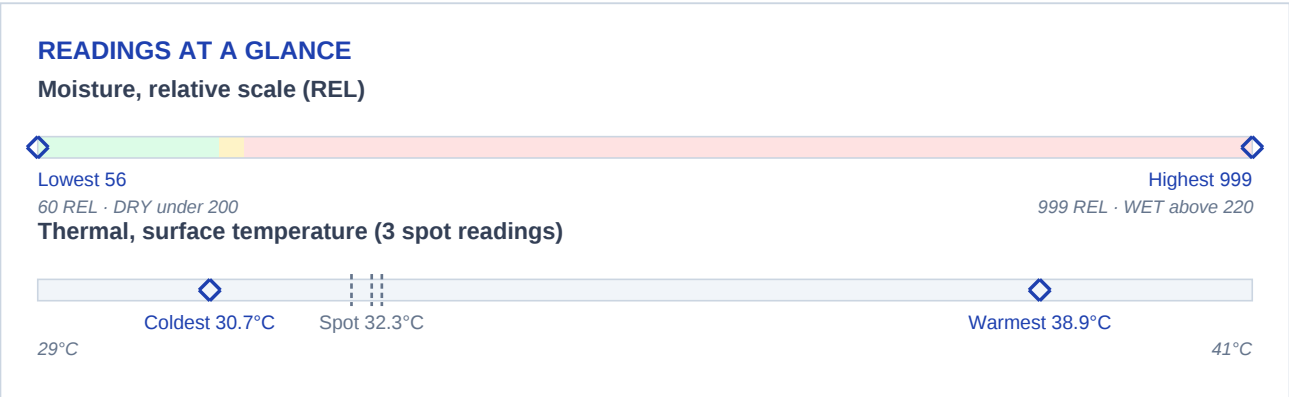
Kitchen

Location	Reading
Relative scale, 14 readings	56 to 999 REL, 1 reading below the meter's 60 REL rated range (very dry) and flagged to check 11 above 220 (wet)



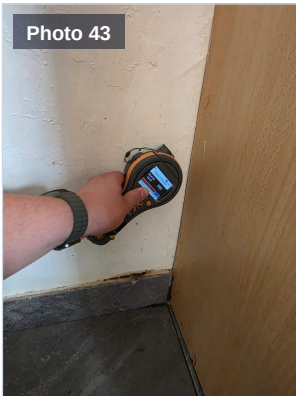
In this room: lowest 56 REL (DRY, below the meter's 60 REL rated range), photo 147. Highest 999 REL (WET), photo 43.

Surface temperatures (thermal), centre spot: 32.1°C, 32.4°C, 32.3°C; difference across the surface 2.6°C to 7.6°C

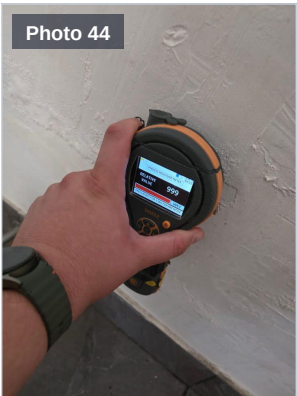


Thermal imaging, surface temperatures

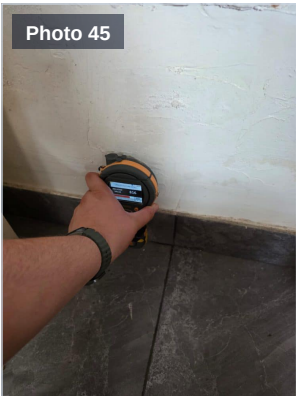
Difference across surface	Warmest	Coldest	Centre spot
2.6 °C	33.3 °C	30.7 °C	32.1 °C
4.6 °C	35.7 °C	31.1 °C	32.4 °C
7.6 °C	38.9 °C	31.3 °C	32.3 °C



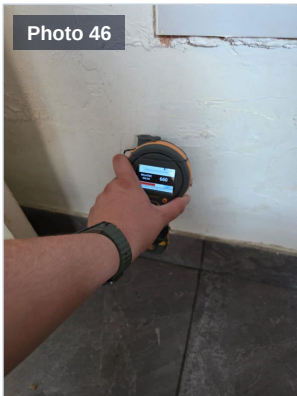
999 REL · WET



999 REL · WET



816 REL · WET



660 REL · WET



539 REL · WET

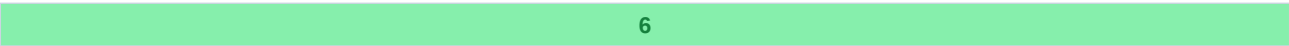


566 REL · WET

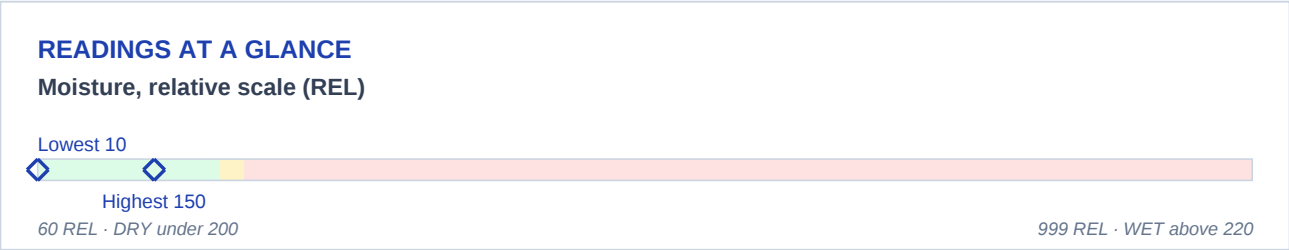
Further photographs of this area are catalogued in Appendix A.

Hallway

Location	Reading
Relative scale, 6 readings	10 to 150 REL, 1 reading below the meter's 60 REL rated range (very dry) and flagged to check none above 220 (wet)



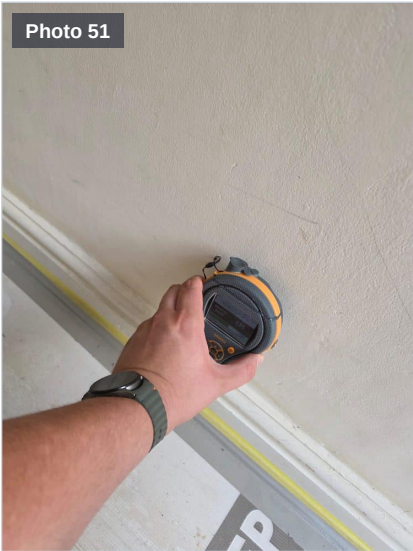
In this room: lowest 10 REL (DRY, below the meter's 60 REL rated range), photo 53. Highest 150 REL (DRY), photo 49.



150 REL · DRY



140 REL · DRY

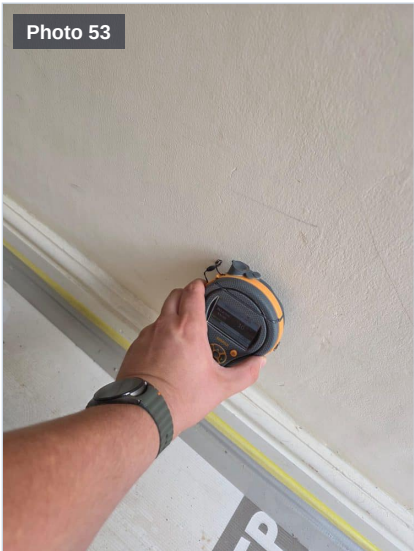


135 REL · DRY

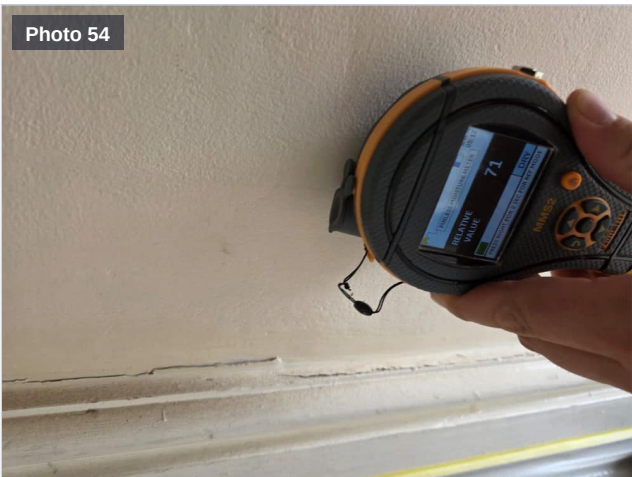
| Hallway, continued



105 REL · DRY



10 REL · DRY



71 REL · DRY



Left hand side wall kitchen

Location	Reading
Meter readings	No meter reading was taken here

Readings taken by Damp & Mould Solutions UK Ltd from the meter displays in the surveyor's photographs. Rooms are as the surveyor grouped the photographs. The wall or floor position of each reading was not recorded with the photographs. No meter reading taken from the photographs was left out. A further four photographs showed a display on which no digit could be read. Two of the readings used were taken from a display on which only the leading digits could be read clearly; each is recorded at the lowest value the clear digits allow, with every unclear digit read as zero (for example 8 followed by two unclear digits is recorded as 800), and is marked as approximate. A reading recorded this way understates the value shown on the display; it never overstates it.

6. Environmental & Dew Point Analysis

What Condensation and Dew Point Mean

Air holds water vapour, and warm air holds more of it than cold air. The dew point is the temperature at which air becomes fully saturated and can no longer hold that vapour. When air touches a surface colder than its dew point, the vapour turns back into water on that surface. That is condensation.

This is why condensation appears first on windows, on external walls, in corners, and behind furniture pushed against a cold wall. Those surfaces sit colder than the rest of the room. It is also why the problem is usually worse in winter, and worse in kitchens and bathrooms where cooking, washing and drying release large volumes of vapour.

Condensation matters because mould germinates on a damp surface, not in damp air. A wall can be structurally dry, as our meter readings will show, and still grow mould if its surface is repeatedly wetted by condensation. That distinction decides the remedy: a structural moisture problem needs the source repaired, whereas a condensation problem needs ventilation, heating and airflow addressed. Treating one as the other is the most common reason damp work fails and the problem returns.

7. Scope of This Survey

This survey records the condition of the property on the day of inspection. It does not establish how long the moisture conditions recorded have been present, or when any leak or moisture ingress began.

SIGNED OFF BY

Surveyor's name withheld

IICRC Certified Technician

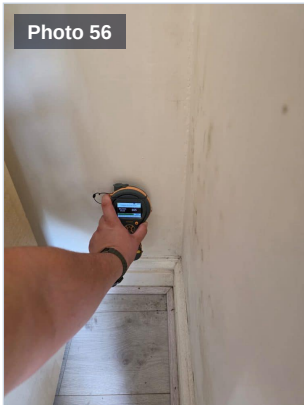
8. Appendix A: Photographic Evidence

The remaining 96 photographs from the inspection. The 54 shown in the body of the report are not repeated here.

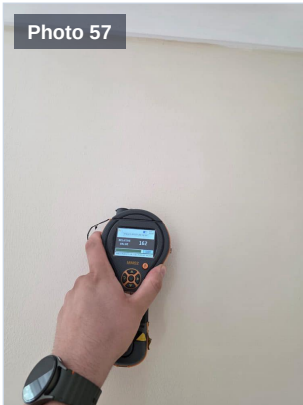
Master bedroom



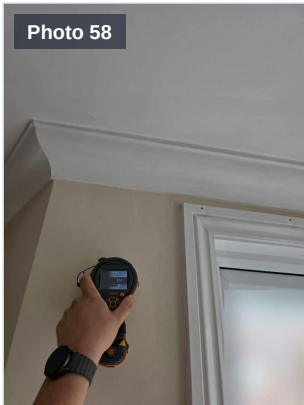
165 REL · DRY



165 REL · DRY

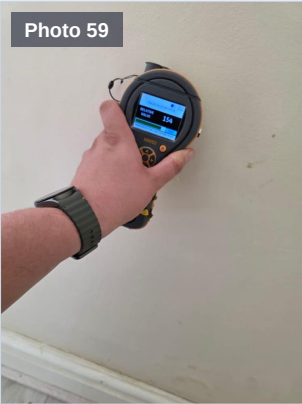


162 REL · DRY

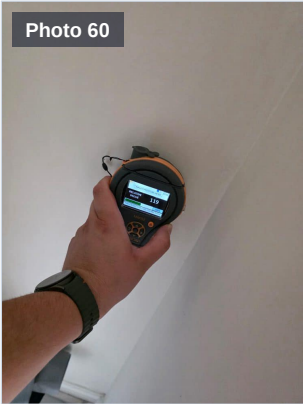


158 REL · DRY

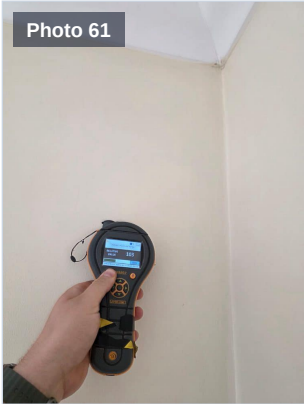
Master bedroom, continued



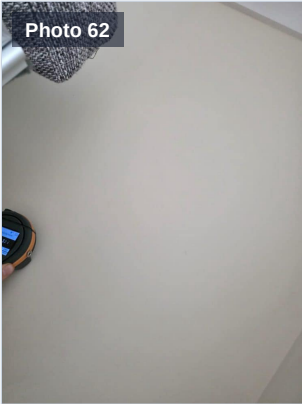
154 REL · DRY



119 REL · DRY



103 REL · DRY



19 REL · DRY · approx.



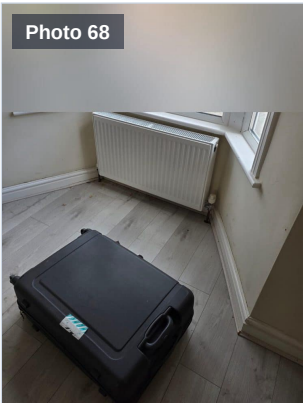
PM10 19.5 ug/m³ · Good



58.2% RH · 27.2°C



59.5% RH · 27.2°C
Dew point 18.7°C



| Master bedroom, continued



Photo 71



Photo 72

156 REL · DRY

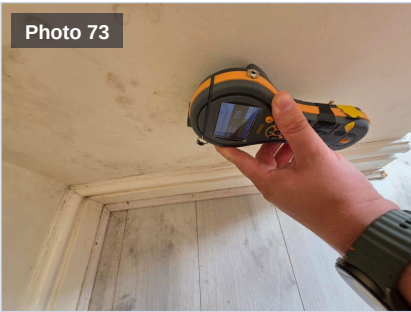


Photo 73

156 REL · DRY



Photo 74

149 REL · DRY



Photo 75

135 REL · DRY

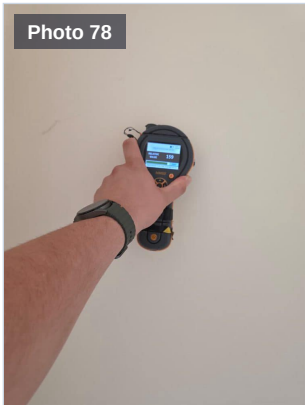
Smaller bedroom



162 REL · DRY



162 REL · DRY



159 REL · DRY



153 REL · DRY



153 REL · DRY



150 REL · DRY



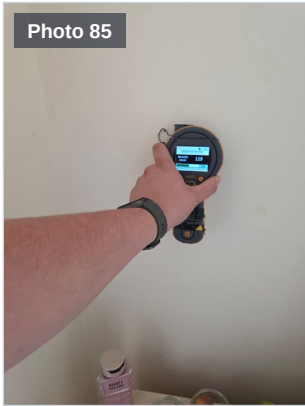
135 REL · DRY



135 REL · DRY



119 REL · DRY



119 REL · DRY



118 REL · DRY

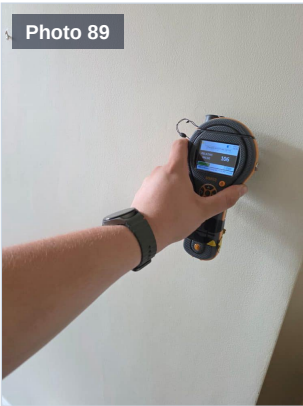


109 REL · DRY

Smaller bedroom, continued



109 REL · DRY



106 REL · DRY



PM10 6.7 ug/m³ · Good



PM10 4.9 ug/m³ · Good



Spot 25.2 · Max 26.3
Min 24.5°C · e=1



Spot 25 · Max 26.1
Min 24.2°C · e=1



Spot 25 · Max 26.1
Min 24.4°C · e=1



Spot 26 · Max 27
Min 25.4°C · e=1



Spot 25.8 · Max 28
Min 24.9°C · e=1



59.2% RH · 26.5°C
Dew point 17.9°C

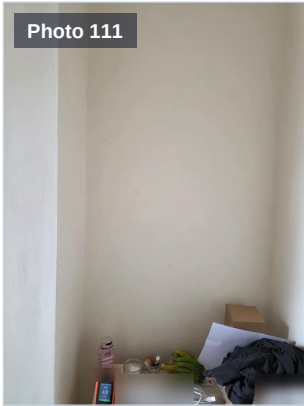
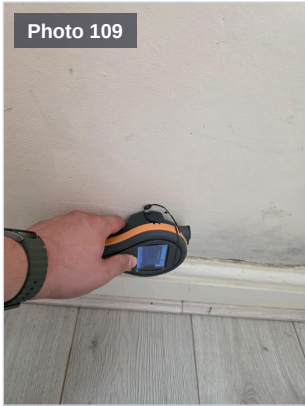
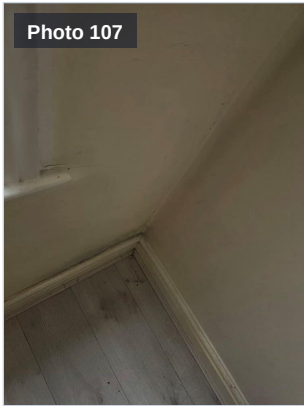
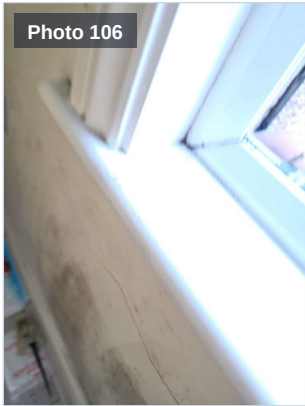
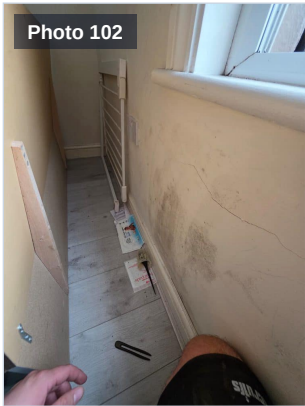


Spot 26 · Max 27
Min 25.4°C · e=1



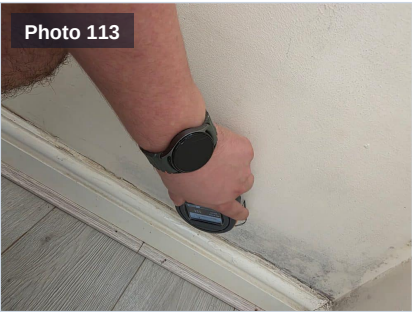
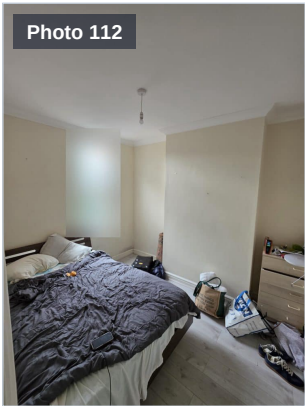
Spot 25 · Max 26.1
Min 24.4°C · e=1

Smaller bedroom, continued



PM10 4.9 ug/m3 · Good

| Smaller bedroom, continued



151 REL · DRY

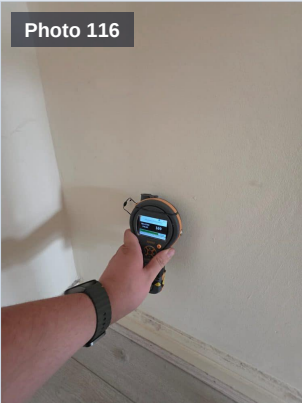


119 REL · DRY

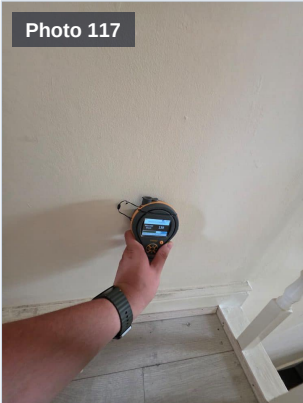


66 REL · DRY · approx.

| Landing



169 REL · DRY



138 REL · DRY



Spot 28.7 · Max 29.9
Min 27°C · e=1



Spot 28.7 · Max 29.9
Min 26.9°C · e=1

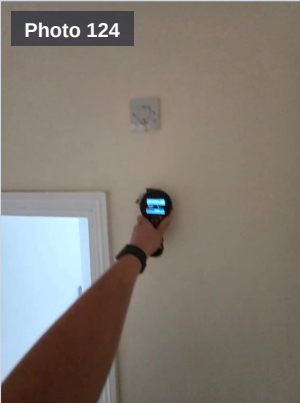
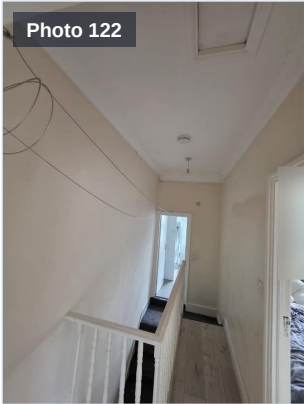
Landing, continued



Spot 28.5 · Max 29.7
Min 26.7°C · e=1



Spot 28.7 · Max 29.9
Min 27°C · e=1



Bathroom



122 REL · DRY



112 REL · DRY



106 REL · DRY



79 REL · DRY

Bathroom, continued



68 REL · DRY

Living room



178 REL · DRY



177 REL · DRY



156 REL · DRY



133 REL · DRY



126 REL · DRY



106 REL · DRY



60.9% RH · 25.1°C
Dew point 17.1°C

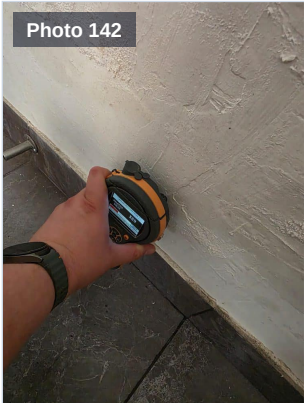
Kitchen



483 REL · WET



457 REL · WET



389 REL · WET



329 REL · WET



291 REL · WET



133 REL · DRY



122 REL · DRY



56 REL · DRY



Spot 32.1 · Max 33.3
Min 30.7°C · e=1



Spot 32.4 · Max 35.7
Min 31.1°C · e=1



Spot 32.3 · Max 38.9
Min 31.3°C · e=1



9. Appendix B: Reference Standards

The investigation, diagnosis and reporting are aligned with the following British and industry standards:

- BS 5250:2021. Management of moisture in buildings. Code of practice.
- BS 7913:2013. Guide to the conservation of historic buildings (ventilation principles).
- Property Care Association (PCA) Code of Practice for Damp Investigations, current edition.
- Housing Act 2004. Housing Health and Safety Rating System (HHSRS), Damp and Mould Growth (hazard profile 1).
- Homes (Fitness for Human Habitation) Act 2018.
- IICRC S500 / S520. Standards for water damage restoration and mould remediation.

10. Appendix C: Limitation of Liability & Validity

This report is issued by Damp & Mould Solutions UK Ltd and is provided for the sole use of the named client. The report reflects the condition of the property at the time of inspection only. Damp & Mould Solutions UK Ltd accepts no liability for changes in condition resulting from subsequent occupation patterns, environmental changes, alterations, building works, or events occurring after the inspection date.

The findings and opinions expressed are based on a non-intrusive inspection. Concealed defects, where they exist, cannot be identified without intrusive investigation and are therefore excluded from the scope of this report.

This report remains technically valid for a period of 12 months from the report date, subject to no material change in the condition of the property. After that period a re-inspection is recommended before the report is relied upon for any new commercial, lettings or insurance purpose.

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