SITE survey. APP

SITE SURVEY REPORT

Damp and Mould Inspection

Prepared for	Flat 6, Ashdown Court, Leeds (fictional)
Date	22 Sep 2026
Site	Flat 6, Ashdown Court, Leeds
Prepared by	R. Hussain

FORM

Damp and Mould Inspection

1. Case details and timeline

Project	Flat 6, Ashdown Court, Leeds: damp and mould inspection
Report reference	DM-2026-0418
Property address	Flat 6, Ashdown Court, Fernbank Road, Leeds LS9 7QT
How did the landlord become aware?	Reported by the resident
Date the landlord became aware	14 Sep 2026

> Date aware. The date the landlord first knew of something that is or may be a hazard, from any source: the resident, someone else, a contractor or staff on a visit. An earlier repair report, such as a broken fan, can count. The clock starts the next working day.

Type of investigation	Standard

> Standard investigation. It must be completed within 10 working days, starting the day after the landlord became aware, or 10 working days from the day after the resident asks for an inspection in person, if they do.

How was the investigation carried out?	In person
Investigator name and role	R. Hussain, damp and mould surveyor, Northgate Housing
Date the investigation was completed	22 Sep 2026
Investigation due by	28 Sep 2026
Was the investigation completed by the due date?	Yes
Were all affected areas inspected?	Yes

2. Household and resident account

Who lives in the home?	Two adults and two children, aged 4 and 9
Has the resident told you about anyone whose health could be affected?	Yes
Who?	Baby or child, Someone with a breathing condition such as asthma
Do any of them sleep in an affected room?	Yes
How long has the resident noticed it?	1 to 6 months

What has the resident seen or tried?	Black mould in the back bedroom corner since early summer, worse after drying washing indoors. Resident has wiped it with bleach twice and it came back within a fortnight. Bathroom fan stopped working in July.
Has it been reported before?	Yes
When, and what was done?	Bathroom fan reported by phone on 28 July 2026 as a repair, with no mention of damp or mould. The job was closed with no visit recorded. Mould was first reported on 14 September 2026.
Does the resident have language, access or contact needs?	No

3. Building and outside

Property type	Flat
Which floor?	Top floor
Construction and approximate age	Three storey brick block with a flat roof, cavity walls, built around 1975
How was the outside inspected?	Viewed from ground level
Defects found outside	Blocked or leaking gutters
Describe the defects and where they are	Gutter joint dripping at the rear, above the stairwell window. It is two bays away from flat 6 and not above the affected rooms.

Photos of the defects



Where are the defects outside?	Rear gutter joint, above the stairwell · 53.804120, -1.512360 (SE 32212 34312, ±7 m)
Any sign of a plumbing leak?	No

4. Room record

Rooms affected 1: Bedroom

Room	Bedroom
Which one, and where in the room?	Back bedroom, children's room. Ceiling corner and window reveal on the external wall.
Where is the damp or mould?	Ceiling, External wall, Window reveal or frame
Which looks most like what you can see?	Spotting in a ceiling corner

Photos of the damp or mould





Width of the patch (m)	0.9
Height of the patch (m)	1.57

Height of the patch (m): measuring photo



Area of the patch (m²)	1.41
Size of that wall or ceiling (m²)	10.5
Share of the surface affected (%)	13
Air temperature (°C)	17.5
Relative humidity (%)	74
Coldest surface (°C)	11.8
Estimated dew point (°C)	12.3

> The coldest surface is at or close to the dew point, so condensation is likely to form on it.

> Humidity is high. Mould can grow where humidity stays at around 70% or more for long periods. One reading shows the conditions at this visit only.

Moisture meter, affected area	28
Moisture meter, dry area nearby	14
Affected area above the dry area (meter units)	14

> Meter readings on plaster and masonry are a relative scale. Record them for comparison, not as a moisture content.

Does someone at greater risk sleep or spend long periods in this room?	Yes
Room severity score (0 to 9)	8
Severity	High
What you can see	Black mould spreading out of the ceiling corner and down the wall beside the window, about 1.57 m high, measured from a photo with an A4 sheet taped to the wall, and 0.9 m wide across both walls with a tape. Worst beside the window reveal. Low level staining above the skirting on the same wall. Bunk beds against this wall.

Rooms affected 2: Bathroom

Room	Bathroom
Which one, and where in the room?	Ceiling around the extractor fan and above the window
Where is the damp or mould?	Ceiling, Window reveal or frame, Sealant or tiles
Which looks most like what you can see?	Growth across a bathroom ceiling

Photos of the damp or mould



Area affected (m²)	0.8
Size of that wall or ceiling (m²)	3.6
Share of the surface affected (%)	22
Air temperature (°C)	18
Relative humidity (%)	81
Coldest surface (°C)	13
Estimated dew point (°C)	14.2

> The coldest surface is at or close to the dew point, so condensation is likely to form on it.

> Humidity is high. Mould can grow where humidity stays at around 70% or more for long periods. One reading shows the conditions at this visit only.

Moisture meter, affected area	24
Moisture meter, dry area nearby	13
Affected area above the dry area (meter units)	11

> Meter readings on plaster and masonry are a relative scale. Record them for comparison, not as a moisture content.

Does someone at greater risk sleep or spend long periods in this room?	No
Room severity score (0 to 9)	5
Severity	Medium

What you can see	Mould across the ceiling corner around the fan and above the window. Heavy condensation on the glass at the time of the visit, shower used about an hour earlier.

Rooms affected 3: Living room

Room	Living room
Which one, and where in the room?	Window reveal on the front wall, left hand side
Where is the damp or mould?	Window reveal or frame
Which looks most like what you can see?	Spotting beside a window

Photos of the damp or mould



Area affected (m²)	0.1
Size of that wall or ceiling (m²)	1.2
Share of the surface affected (%)	8
Air temperature (°C)	19.5
Relative humidity (%)	62
Coldest surface (°C)	15.5
Estimated dew point (°C)	11.9
Moisture meter, affected area	16
Moisture meter, dry area nearby	14
Affected area above the dry area (meter units)	2

> Meter readings on plaster and masonry are a relative scale. Record them for comparison, not as a moisture content.

Does someone at greater risk sleep or spend long periods in this room?	No
Room severity score (0 to 9)	2
Severity	Low
What you can see	Light spotting on the sealant and the reveal at the bottom of the window. Wiped off easily. Trickle vent on this window was shut.

5. Ventilation and heating

Bathroom extractor fan	Fitted, not working
What is wrong with it?	Fan does not run with the light switch or the pull cord. Motor seized.
Kitchen extraction	Recirculating only
Trickle vents in the affected rooms	Fitted, blocked or shut
Do the windows open?	Yes
Heating	Gas boiler and radiators
Is the heating working in the affected rooms?	Yes

6. Findings and hazard decision

Type of damp	Condensation
What is causing the condensation?	Extractor fan missing or not working, Background ventilation blocked or missing, Cold surface or missing insulation
Other causes ruled out, and how	No leak: pipework under the bath and basin dry, no staining from the roof above. The dripping gutter joint at the rear is above the stairwell, not flat 6, and the wall inside is dry there. Readings fall away from the cold corner, which fits condensation rather than water getting in.
Rooms affected	3
Rooms scoring High (6 or more)	1
Highest room severity score	8

> At least one room scores High. The score adds up spread, readings and who uses the room. Use it to decide which room to deal with first. Whether there is a significant or emergency hazard is still your decision, recorded below.

Hazard identified	Significant hazard

> Significant hazard. Safety work must be completed within 5 working days, starting the day after the investigation was completed.

Reason for the decision	Mould on the external wall and ceiling corner of the back bedroom, around 13% of that wall, and spreading. The room scores 8 of 9 on the form's severity guide: wide spread, readings at the dew point, a wet reading twice the dry wall, and a child with asthma sleeps in it. The bathroom fan has not worked since July, so moisture has no way out. A reasonable landlord would make this safe as a matter of urgency, but not within 24 hours.

7. Required work and target dates

Safety work	Clean and treat the mould, Repair or replace the extractor fan, Clear or reinstate the vents
Safety work must be completed by	29 Sep 2026
Safety work, target start	24 Sep 2026
Safety work, target finish	29 Sep 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 ducted cooker hood in the kitchen. Survey the cavity and ceiling insulation at the bedroom corner and top up where it is missing.
Target start	12 Oct 2026
Target finish	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 23 September 2026 with the start booked for 12 October, inside the 12 week limit (15 December 2026).

> Preventative work. It must begin within 5 working days, starting the day after the investigation was completed. If that is not reasonably practicable, the landlord must take steps so it begins as soon as reasonably practicable and within 12 weeks, starting the day after the investigation. It must be completed within a reasonable period.

Anything done on the visit	Opened and cleaned the trickle vents in both bedrooms. Gave the resident a dehumidifier on loan and advice on drying washing.
Follow-up visit date	10 Nov 2026

8. Written summary for the resident

> The summary is due within 3 working days, starting the day after the investigation was completed. It must say whether a hazard was found, what will be done and target dates to start and finish it, and how to contact the landlord.

What we found	We found black mould in your back bedroom and bathroom. It is caused by condensation: the bathroom fan is broken and the window vents were closed. Because your child with asthma sleeps in the back bedroom, we have recorded it as a significant hazard.
Fixing the problem	Our contractor will clean and treat the mould and fit a new bathroom fan that runs on by itself, between 24 and 29 September 2026. We have already opened the window vents.
Stopping the problem coming back	We will fit a cooker hood that vents outside and check and top up the insulation at the bedroom corner, starting on 12 October and finishing by 6 November 2026. We will come back on 10 November to check it has worked.
How the resident can contact the landlord	Call Northgate Housing repairs on the number on your tenancy card, or email repairs@example.com, quoting DM-2026-0418
How was the summary given?	Handed to the resident
Date the summary was given	22 Sep 2026
Written summary due by	25 Sep 2026
Was the summary given by the due date?	Yes

Inspector sign-off

Name	R. Hussain, damp and mould surveyor, Northgate Housing
Investigator signature	
Date signed	22 Sep 2026

9. Close-out after the work

Date the safety work was completed	28 Sep 2026
Was the safety work completed by the due date?	Yes