SITE survey. APP

SITE SURVEY REPORT

Housing Disrepair Inspection

Prepared for	Northfield Homes
Date	9 Oct 2026
Site	14 Ash Grove
Prepared by	R. Ellis

FORM

Housing Disrepair Inspection

1. Claim and access

Project	14 Ash Grove: disrepair claim inspection (completed example)
Client	Northfield Homes
Site	14 Ash Grove
Site address	14 Ash Grove, Wigan
Property location	Front door, 14 Ash Grove · 53.541030, -2.628740 (SD 58430 05115, ±5 m)
Inspection date	9 Oct 2026
Surveyor	R. Ellis MRICS
Claim or complaint reference	DIS-2026-118
Date of the letter of claim or complaint	21 Sep 2026
Days since the letter (calendar days)	18
Date of the landlord's response to the letter	2 Oct 2026

Pre-Action Protocol for Housing Conditions Claims (England): the landlord should normally reply within 20 working days of receiving the letter of claim (receipt is taken as two days after the date of the letter), and the property should be inspected within 20 working days of the landlord's response. The days shown on this form are calendar days, not working days.

Was the tenant present?	Yes
Joint inspection with the tenant's expert?	No
Access notes (refused, no answer, partial)	Full access.

2. Rooms and defects

Section 11 of the Landlord and Tenant Act 1985 applies to most leases of a home granted for less than 7 years. The landlord must keep in repair the structure and exterior (including drains, gutters and external pipes), and keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation, and for space heating and heating water. It does not cover work the tenant is liable for by using the home in a tenant-like manner.

Landlord and Tenant Act 1985, section 9A (added by the Homes (Fitness for Human Habitation) Act 2018) implies a covenant in most tenancies in England that the home is fit for human habitation at the start and throughout the tenancy, judged against matters including the HHSRS hazards.

> Awaab's Law. The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 came into force on 27 October 2025 for social landlords in England. They set time limits to investigate and fix damp and mould and emergency hazards, with further hazards added in later phases. They do not apply to private landlords.

Rooms 1: Bathroom

Room	Bathroom
Defect found	Black mould on the ceiling over the bath; extractor fan not working.
Category	Damp and mould
Likely cause	Disrepair
Landlord's repair?	Yes
Damp meter reading on the affected area (as displayed)	28
Reading on a dry wall in the same home	11
Affected area above the dry wall (meter units)	17
Width of the damp or mould (m)	0.90
Height of the damp or mould (m)	0.60
Area affected (m^2)	0.54

Photos



Work needed	Replace the extractor fan; mould wash and stain block.
Priority	Urgent

Rooms 2: Bedroom 1, external wall corner

Room	Bedroom 1, external wall corner
Defect found	Black mould from the skirting up the external wall corner beside the door; plaster damp to the touch. Gutter above leaking at a joint.
Category	Damp and mould
Likely cause	Disrepair
Landlord's repair?	Yes
Damp meter reading on the affected area (as displayed)	34
Reading on a dry wall in the same home	11
Affected area above the dry wall (meter units)	23
Width of the damp or mould (m)	0.31

Width of the damp or mould (m): measuring photo



Height of the damp or mould (m)	0.94

Height of the damp or mould (m): measuring photo



Area affected (m²)	0.29

Photos



Work needed	Repair the gutter joint, then mould wash, let the wall dry and redecorate with a stain block.
Priority	Urgent

Rooms 3: Bedroom 1

Room	Bedroom 1
Defect found	Mould on the window reveal; frame seals failed, with draughts and water getting in at the frame.
Category	Windows and doors
Likely cause	Disrepair

Landlord's repair?	Yes

Photos



Work needed	Reseal the frame, treat the mould and make good the reveal.
Priority	Routine

Rooms 4: Kitchen

Room	Kitchen
Defect found	Broken cupboard door hinge.
Category	Other
Likely cause	Tenant damage
Landlord's repair?	No
Work needed	Discuss with the tenant.
Priority	Routine
Rooms with a defect	4
Defects that are the landlord's to repair	3
Emergency items	0
Urgent	2
Routine	2
Damp and mould, total area measured (m²)	0.83
Damp and mould put down to condensation	0

3. Actions and sign-off

Are further actions needed?	Yes

Further actions 1: Issue the schedule of works to the tenant and the tenant's solicitor.

What needs doing?	Issue the schedule of works to the tenant and the tenant's solicitor.
Who will do it?	Disrepair team
Due date	16 Oct 2026
Status	Open

Further actions 2: Repair the leaking gutter joint above bedroom 1.

What needs doing?	Repair the leaking gutter joint above bedroom 1.
Who will do it?	Repairs team
Due date	16 Oct 2026
Status	In progress
Inspector name	R. Ellis MRICS
Position or company	Building surveyor
Inspector signature	