



EXAMPLE REPORT

All information contained within this report is test data provided for demonstration purposes only.

PocketSurvey Ltd

Your Address 1

Your Address 2

Your Address 3

Email: youremail@yourdomain.com

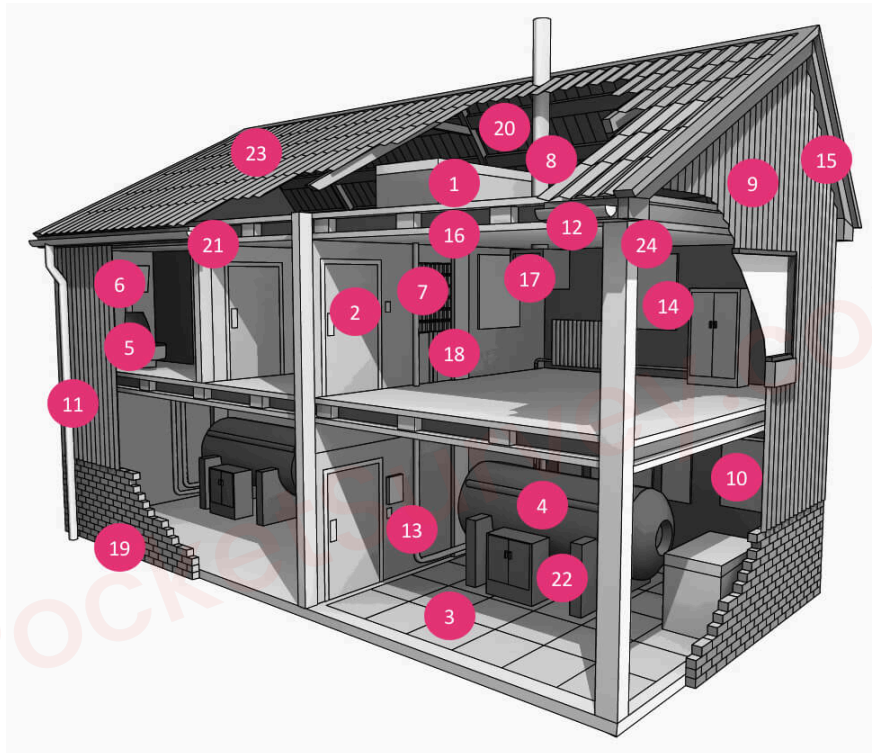
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Damp & Mould Inspection

Example Report

12 Juniper Rise, Dunmurry, Belfast BT17, UK



Surveyed by on 20 Jan 2026

Collect Data Not Paper™

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Awaab's Law: Damp & Mould Compliance Summary

This summary provides a formal record of identified hazards, their severity, and the mandatory timelines for remediation. It serves as the primary compliance audit trail to ensure that root causes are addressed, vulnerable occupants are protected, and all legal deadlines for tenant safety are strictly monitored.

Hazards Found	Yes
Hazard Severity	Emergency (24 Hours) <i>24 Hours: Immediate risk to health (e.g., extensive toxic mould in a child's bedroom).</i>
HHSRS Category	Category 1
Root Causes	<p>Blocked Downpipes: Vegetation or debris causing water to overflow.</p> <p>Blocked Gullies: Leaf litter or debris preventing effective drainage flow.</p> <p>Broken Downpipes: Cracked or snapped pipework discharging water onto wall.</p> <p>Cavity Debris Bridging: Mortar droppings at base of wall bridging DPC.</p> <p>Door Undercuts Missing: No gap under internal doors preventing cross flow of air.</p> <p>No Mechanical Ventilation: Bathroom or kitchen lacks mechanical extraction fans.</p> <p>Trickle Vents Painted Shut: Vents sealed shut by multiple layers of paint.</p> <p>Trickle Vents Painted Shut: Vents sealed shut by multiple layers of paint.</p>
Remedial Actions	<p>Bellcast Render: Cut back render at base of wall to prevent DPC bridging.</p> <p>Clear Blocked Drains: Jet and clear blocked drainage system and test flow.</p> <p>Clear Cavity Base: Remove bricks and clear mortar droppings from cavity base.</p> <p>Clear Roof Valley: Remove debris and vegetation from roof valley to allow drainage.</p> <p>Clean Fan Filter: Remove fan cover and clean dust build up from filter and impeller.</p> <p>Install Dryer Vent: Core drill wall and install permanent vent kit for tumble dryer.</p> <p>Apply Anti Mould Paint: Apply specialist fungicidal thermal paint to prevent mould re-growth.</p>

Work Start Deadline	29 Jan 2026
Tenant Safety Advice	<p>Avoid Contact: Do not touch, scrape, or sand the mould, as this releases dangerous spores into the air.</p> <p>The 10cm Rule: Ensure furniture is at least 10cm away from external walls to allow for essential airflow.</p> <p>Laundry Care: Do not dry wet laundry on radiators. Use a drying rack in a ventilated room or a dehumidifier.</p> <p>Ventilation: Keep trickle vents open at all times and use extractor fans for 20 mins after cooking/showering.</p>
Vulnerable Occupants	Yes

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Introduction

This report contains the findings of an inspection (Damp & Mould Inspection) carried out at 12 Juniper Rise, Dunmurry, Belfast BT17, UK on the 20 Jan 2026.

PocketSurvey Ltd carried out the survey for Large Housing Association.

- This report details the findings of an inspection conducted to assess the property's general condition and identify visible defects.
- The primary objective of this survey is to identify the root source of moisture ingress or accumulation, distinguishing between structural defects, rising damp, and atmospheric condensation.
- The findings and recommendations contained within this report are based on the conditions and evidence observed at the specific time and date of the inspection.
- Where relevant, this report considers the internal environment, including heating, ventilation, and air movement, to assess their impact on the property's condition.
- The inspection adopts a holistic approach to the dwelling, considering the relationship among the external building envelope, the internal structure, and current occupancy levels.
- Conclusions drawn in this report are based on a professional interpretation of visual evidence and moisture profile readings taken from accessible surfaces.
- This report may also provide a schedule of recommended remedial works and treatments designed to rectify identified defects and prevent further deterioration of the building fabric.
- A ground-level assessment of the external building fabric has been included where necessary to identify defects that may be contributing to internal moisture issues.

Whilst every effort has been made to detect all issues during the inspection, without a fully intrusive inspection of all areas some issues may not have been discovered., PocketSurvey Ltd *cannot be held liable for any omissions in this report.*

Inspection Overview

The following is a brief description of the inspection undertaken and the client's building.

Inspection Details

Inspection Type	Damp & Mould Inspection
Inspection Notes	
Date & Time	20 Jan 2026 at 16:22
Inspector	

Client Details

Client	Large Housing Association
Client Name	John Doe

Building Details

Building Reference	Rep 1234
Building Address	Example Report 12 Juniper Rise, Dunmurry, Belfast BT17, UK

Condition Counts: Overall Severity is 64%

Extreme	1
Severe Widespread	1
Severe Localised	1
Moderate	2
Minor	0
Remedial Work Costs	£5,203

External Conditions

Weather	Dry and sunny.
External Temperature °C	18.0
External Humidity %RH	70%

Property Details

Windows	<i>Timber Single Glazing</i>
Heating System	<i>Gas Fires Only</i>
Central Heating Use	<i>Rarely or Never Used</i>
Orientation	<i>Sheltered</i>

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Insulation

Ground Floor Type	<i>Suspended Block & Beam</i>
Loft/Cellar Insulation	<i>Loft Roll up to 100mm</i>
Wall Insulation	<i>Uninsulated Solid Wall</i>
Overall Insulation Condition	<i>Fair</i>
Draft Proofing	<i>Not Present</i>
Glazing Type	<i>Single Glazing</i>
Secondary Glazing	<i>No</i>
Cylinder Insulation	<i>Not Adequate</i>

Overall Comments:

The insulation is pretty poor and needs improvement.

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Ventilation

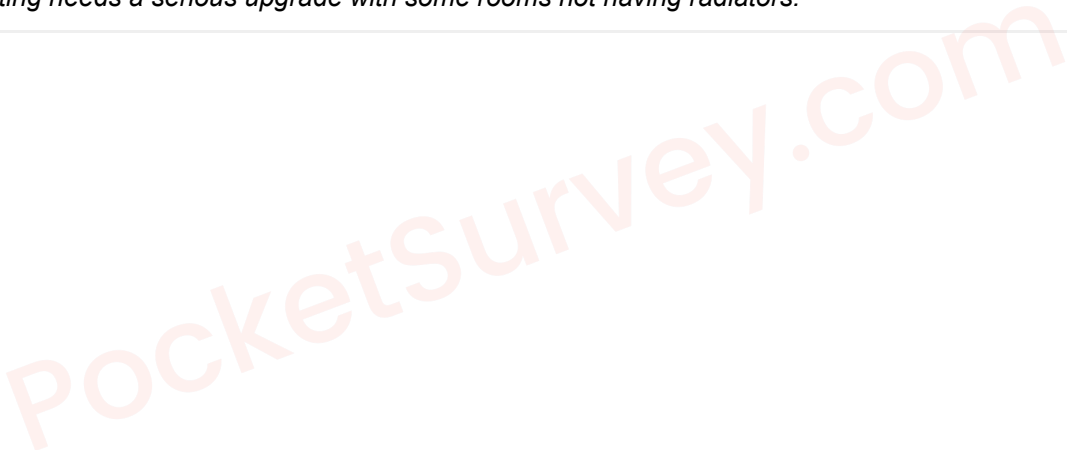
Bathroom Extractor	<i>Not Working / Faulty</i>
Kitchen Extractor	<i>Not Working / Faulty</i>
Mechanical Vent (Heat Recovery)	<i>Not Present</i>
Positive Input Ventilation	<i>PIV Not Present</i>
Trickle Ventilation	<i>Present on Windows</i>
Passive Vents?	<i>Yes</i>
Air Bricks Clear?	<i>No</i>

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Heating

Heating Type	<i>Wet System (Radiators)</i>
Programmer Present? <i>Programmer does not work and not easy to use.</i>	Yes
Radiator Age (Years)	<i>21-30 Years</i>
Rooms Without Radiators?	Yes
Thermostat Type	<i>Manual Dial</i>
TRVs Present?	No

Overall Comments:
The heating needs a serious upgrade with some rooms not having radiators.



Health Issues

Any Skin Conditions?	No
Any Heart Conditions?	Yes
Anyone being treated for Cancer?	No
Any Diabetics?	Yes
Any Respiratory Issues?	Yes
Any Mobility Issues?	Yes

Overall Comments:

Very healthy household who take vitamin D everyday!

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Resident Questions




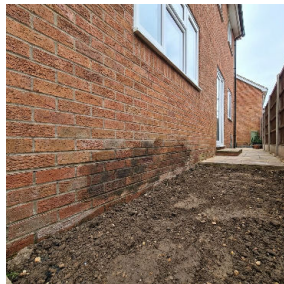
Do you have any damp or mould at the property?	Yes
Does the damp only occur during winter?	Yes
Does the damp only occur during/after rain?	Yes
Where is the damp (according to the resident)?	<i>All over the house</i>

Overall Comments:





The house is really damp and wet with condensation streaming down the windows.

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0 - Ground Floor, Conservatory

Wall & Floor Finishes			
Issues	<p><i>Cold Surface Temperatures</i></p> <p><i>Defective Tanking System</i></p> <p><i>External Render Defects</i></p> <p><i>High External Ground Levels</i></p>		
Condition	<i>Severe Widespread</i>		
Damp Reading	<i>Wet (500+)</i>		
Defects	<p><i>Blocked Downpipes: Vegetation or debris causing water to overflow.</i></p> <p><i>Blocked Gullies: Leaf litter or debris preventing effective drainage flow.</i></p> <p><i>Broken Downpipes: Cracked or snapped pipework discharging water onto wall.</i></p> <p><i>Cavity Debris Bridging: Mortar droppings at base of wall bridging DPC.</i></p>		
Actions	<p><i>Bellcast Render: Cut back render at base of wall to prevent DPC bridging.</i></p> <p><i>Clear Blocked Drains: Jet and clear blocked drainage system and test flow.</i></p> <p><i>Clear Cavity Base: Remove bricks and clear mortar droppings from cavity base.</i></p> <p><i>Clear Roof Valley: Remove debris and vegetation from roof valley to allow drainage.</i></p>		
Remedial Works Cost	£1,796		
Notes	<i>External ground levels are high, bridging the DPC and exerting hydrostatic pressure on the structure. This, combined with cracking to the external render, has caused the internal tanking system to delaminate and fail. Wall surfaces are cold to the touch, indicating saturation and thermal bridging.</i>		
			
Cold Surface Temperatures	Defective Tanking System	External Render Defects	High External Ground Levels
Work Details	Work Cost	Work Status	
DPC: DRILL AND INJECT CHEMICAL DAMP PROOF COURSE	2 M @ £48.00 Total Cost: £96	Scheduled Start Year: 2026	
RENDER: HACK OFF AND RENEW EXTERNAL RENDER	2 M2 @ £95.00 Total Cost: £190	Scheduled Start Year: 2026	
CEILING: RENEW PLASTERBOARD AND SKIM FINISH	4 M2 @ £65.00 Total Cost: £260	Scheduled Start Year: 2026	
SURVEY: CARRY OUT LEAK DETECTION (TRACE & ACCESS)	5 ITEM @ £250.00 Total Cost: £1,250	Scheduled Start Year: 2026	





0 - Ground Floor, Conservatory

Ventilation & Condensation			
Issues	<p><i>Extensive Black Mould Growth</i></p> <p><i>Extractor Fan Inoperative</i></p> <p><i>Extractor Fan Isolated by Resident</i></p>		
Condition	<i>Moderate</i>		
Room Temperature °C	15.0		
Humidity (%RH)	75%		
Condensation	Moderate		
Defects	<p><i>Door Undercuts Missing: No gap under internal doors preventing cross flow of air.</i></p> <p><i>No Mechanical Ventilation: Bathroom or kitchen lacks mechanical extraction fans.</i></p> <p><i>Trickle Vents Painted Shut: Vents sealed shut by multiple layers of paint.</i></p>		
Actions	<p><i>Clean Fan Filter: Remove fan cover and clean dust build up from filter and impeller.</i></p> <p><i>Install Dryer Vent: Core drill wall and install permanent vent kit for tumble dryer.</i></p>		
Remedial Works Cost	£391		
Notes	<p><i>Extensive Aspergillus niger (black mould) colonisation noted on ceilings and external wall angles. The mechanical extract fan is currently inoperative and the isolation switch is in the 'off' position, resulting in a total failure of humidity control and stagnant air conditions.</i></p>		
			
Extensive Black Mould Growth	Extractor Fan Inoperative	Extractor Fan Isolated by Resident	Combined Scene
Work Details	Work Cost	Work Status	
DECORATION: APPLY ANTI-CONDENSATION PAINT	<p>9 M2 @ £24.00</p> <p>Total Cost: £216</p>	<p>Scheduled</p> <p>Start Year: 2026</p>	
TREATMENT: APPLY BIOCIDAL MOULD WASH	<p>8 M2 @ £12.50</p> <p>Total Cost: £100</p>	<p>Scheduled</p> <p>Start Year: 2025</p> <p>Priority: <i>Urgent</i></p>	
VENTILATION: INSTALL TELESCOPIC SUBFLOOR VENT	<p>1 NO @ £75.00</p> <p>Total Cost: £75</p>	<p>Scheduled</p> <p>Start Year: 2026</p> <p>Priority: <i>Urgent</i></p>	





0 - Ground Floor, Dining Room

Ventilation & Condensation			
Issues	<i>Internal Clothes Drying Evident</i> <i>Mould Growth on Furnishings</i> <i>Mould Growth within Cupboards</i>		
Condition	Extreme		
Room Temperature °C	15.0		
Humidity (%RH)	90%		
Condensation	Severe		
Defects	Trickle Vents Painted Shut: Vents sealed shut by multiple layers of paint.		
Actions	Apply Anti Mould Paint: Apply specialist fungicidal thermal paint to prevent mould re-growth.		
Remedial Works Cost	£780		
Notes	<i>High internal humidity attributed to lifestyle factors; wet laundry is being dried on radiators without adequate ventilation. This excess moisture has migrated to areas of low airflow, resulting in mould sporulation on the rear of furnishings and within stagnant cupboard voids.</i>		
			
Internal Clothes Drying Evident	Mould Growth on Bedside Table	Mould Growth on Furnishings	Mould Growth within Cupboards
Work Details	Work Cost	Work Status	
VENTILATION: CLEAR BLOCKED AIR BRICKS	12 NO @ £15.00 Total Cost: £180	Scheduled Start Year: 2026	
TREATMENT: APPLY BIOCIDAL MOULD WASH	12 M2 @ £12.50 Total Cost: £150	Scheduled Start Year: 2026 Priority: <i>Urgent</i>	
VENTILATION: INSTALL PIV UNIT (LOFT MOUNTED)	1 NO @ £450.00 Total Cost: £450	Scheduled Start Year: 2026 Priority: <i>Desirable</i>	

0 - Ground Floor, Kitchen

Timber & Joinery		
Issues	<p><i>Active Woodworm Infestation</i></p> <p><i>Fungal Fruiting Bodies Visible</i></p> <p><i>Joist End Decay</i></p>	
Condition	<i>Moderate</i>	
Damp Reading	<i>Risk (16-19%)</i>	
Defects	<p><i>Active Woodworm Infestation: Fresh bore dust and clean flight holes visible.</i></p> <p><i>Boxing Decay: Pipe boxing has absorbed moisture causing swelling and decay.</i></p> <p><i>Door Frame Decay: Base of door frame rotting due to contact with damp floor or masonry.</i></p>	
Actions	<p><i>Apply Fungicidal Paste: Drill and inject deep kill paste application to structural timber ends.</i></p> <p><i>Isolate Timber: Install physical DPC barrier between timber bearing ends and damp masonry.</i></p> <p><i>Renew Door Frame: Cut out decayed base of door frame and splice in new timber section.</i></p>	
Remedial Works Cost	£556	
Notes	<p>Severe structural degradation observed. Active <i>Anobium punctatum</i> (Woodworm) infestation is present, evidenced by fresh frass. Fungal fruiting bodies are visible on the masonry, and invasive inspection reveals significant wet rot decay to the joist ends where embedded in the damp wall pocket.</p>	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Wood Decay 1</p> </div> <div style="text-align: center;">  <p>Wood Decay 2</p> </div> <div style="text-align: center;">  <p>Wood Decay 3</p> </div> <div style="text-align: center;">  <p>Wood Decay 4</p> </div> </div>		
Work Details	Work Cost	Work Status
FLOORING: LIFT AND RELAY EXISTING BOARDS	<p>6 M2 @ £28.00</p> <p>Total Cost: £168</p>	<p>Scheduled</p> <p>Start Year: 2026</p> <p>Priority: <i>Urgent</i></p>
JOINERY: RENEW SOFTWOOD SKIRTING BOARD	<p>4 M @ £24.50</p> <p>Total Cost: £98</p>	<p>Scheduled</p> <p>Start Year: 2026</p> <p>Priority: <i>Desirable</i></p>
TIMBER: CARRY OUT BOLTED SPLICE REPAIR TO JOIST	<p>2 NO @ £145.00</p> <p>Total Cost: £290</p>	<p>Scheduled</p> <p>Start Year: 2026</p>

1 - First Floor, Bedroom 1

Timber & Joinery		
Issues	<p><i>Dry Rot Outbreak</i></p> <p><i>Floorboard Decay</i></p> <p><i>Rodent Damage to Timbers</i></p>	
Condition	<i>Severe Localised</i>	
Room Temperature °C	15.0	
Damp Reading	<i>Decay Likely (>20%)</i>	
Defects	<p><i>Death Watch Beetle: Large flight holes (3mm) in structural oak/hardwood.</i></p> <p><i>Floorboard Decay: Soft spots in flooring / structural weakness.</i></p>	
Actions	<p><i>Renew Floorboards: Replace decayed or damaged floorboards with matching profile.</i></p> <p><i>Subfloor Clearance: Remove debris and rubble from subfloor to restore cross flow ventilation.</i></p>	
Remedial Works Cost	£1,680	
Notes	<p><i>Major defect identified in the subfloor void. An active Dry Rot outbreak (Serpula lacrymans) is causing cuboidal cracking and structural failure of floorboards. In addition to fungal decay, significant gnawing damage from rodent activity is evident on the joists.</i></p>	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Dry Rot</p> </div> <div style="text-align: center;">  <p>Floorboard Decay (Top-Down View)</p> </div> <div style="text-align: center;">  <p>Floorboard Decay (View from Below)</p> </div> <div style="text-align: center;">  <p>Rodent Damage to Timbers</p> </div> </div>		
Work Details	Work Cost	Work Status
JOINERY: RENEW INTERNAL PLY FLUSH DOOR	<p>5 NO @ £195.00</p> <p>Total Cost: £975</p>	<p>Scheduled</p> <p>Start Year: 2026</p>
SUBFLOOR: CLEAR DEBRIS FROM OVERSITE VOID	<p>14 M2 @ £45.00</p> <p>Total Cost: £630</p>	<p>Scheduled</p> <p>Start Year: 2026</p>
TIMBER: SUPPLY AND FIT JOIST END CAPS (DPC)	<p>6 NO @ £12.50</p> <p>Total Cost: £75</p>	<p>Scheduled</p> <p>Start Year: 2026</p>

Action Plan

Location	Actions	Condition
0 - Ground Floor, Dining Room	<i>Apply Anti Mould Paint: Apply specialist fungicidal thermal paint to prevent mould re-growth.</i>	Extreme
0 - Ground Floor, Conservatory	<p><i>Bellcast Render: Cut back render at base of wall to prevent DPC bridging.</i></p> <p><i>Clear Blocked Drains: Jet and clear blocked drainage system and test flow.</i></p> <p><i>Clear Cavity Base: Remove bricks and clear mortar droppings from cavity base.</i></p> <p><i>Clear Roof Valley: Remove debris and vegetation from roof valley to allow drainage.</i></p>	Severe Widespread
1 - First Floor, Bedroom 1	<p><i>Renew Floorboards: Replace decayed or damaged floorboards with matching profile.</i></p> <p><i>Subfloor Clearance: Remove debris and rubble from subfloor to restore cross flow ventilation.</i></p>	Severe Localised
0 - Ground Floor, Kitchen	<p><i>Apply Fungicidal Paste: Drill and inject deep kill paste application to structural timber ends.</i></p> <p><i>Isolate Timber: Install physical DPC barrier between timber bearing ends and damp masonry.</i></p> <p><i>Renew Door Frame: Cut out decayed base of door frame and splice in new timber section.</i></p>	Moderate
0 - Ground Floor, Conservatory	<p><i>Clean Fan Filter: Remove fan cover and clean dust build up from filter and impeller.</i></p> <p><i>Install Dryer Vent: Core drill wall and install permanent vent kit for tumble dryer.</i></p>	Moderate

Works Cost Summary

The following table summarises the short term works costs for the issues identified.

Location	Work Item	Unit Cost	UoM	Quantity	Cost
0 - Ground Floor, Conservatory	DECORATION: APPLY ANTI-CONDENSATION PAINT	£24.00	M2	9	£216
0 - Ground Floor, Conservatory	TREATMENT: APPLY BIOCIDAL MOULD WASH	£12.50	M2	8	£100
0 - Ground Floor, Conservatory	VENTILATION: INSTALL TELESCOPIC SUBFLOOR VENT	£75.00	NO	1	£75
0 - Ground Floor, Conservatory	DPC: DRILL AND INJECT CHEMICAL DAMP PROOF COURSE	£48.00	M	2	£96
0 - Ground Floor, Conservatory	RENDER: HACK OFF AND RENEW EXTERNAL RENDER	£95.00	M2	2	£190
0 - Ground Floor, Conservatory	CEILING: RENEW PLASTERBOARD AND SKIM FINISH	£65.00	M2	4	£260
0 - Ground Floor, Conservatory	SURVEY: CARRY OUT LEAK DETECTION (TRACE & ACCESS)	£250.00	ITEM	5	£1,250
0 - Ground Floor, Dining Room	VENTILATION: CLEAR BLOCKED AIR BRICKS	£15.00	NO	12	£180
0 - Ground Floor, Dining Room	TREATMENT: APPLY BIOCIDAL MOULD WASH	£12.50	M2	12	£150
0 - Ground Floor, Dining Room	VENTILATION: INSTALL PIV UNIT (LOFT MOUNTED)	£450.00	NO	1	£450
0 - Ground Floor, Kitchen	FLOORING: LIFT AND RELAY EXISTING BOARDS	£28.00	M2	6	£168
0 - Ground Floor, Kitchen	JOINERY: RENEW SOFTWOOD SKIRTING BOARD	£24.50	M	4	£98
0 - Ground Floor, Kitchen	TIMBER: CARRY OUT BOLTED SPLICE REPAIR TO JOIST	£145.00	NO	2	£290
1 - First Floor, Bedroom 1	JOINERY: RENEW INTERNAL PLY FLUSH DOOR	£195.00	NO	5	£975
1 - First Floor, Bedroom 1	SUBFLOOR: CLEAR DEBRIS FROM OVERSITE VOID	£45.00	M2	14	£630
1 - First Floor, Bedroom 1	TIMBER: SUPPLY AND FIT JOIST END CAPS (DPC)	£12.50	NO	6	£75
					£5,203

Disclaimer & Limitations

The following limitations apply to the conduct of the inspection by PocketSurvey Ltd ("The Inspector"):

- The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.
- The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.
- This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.
- No testing of any service installations was undertaken.
- No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.
- This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

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Quality Assurance Statement

This report has been compiled for the sole use of Large Housing Association and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information about the damp status of the building.

Any measurements or quantities described herein should not be relied upon for any contractual purpose.

Inspected By

20 Jan 2026

*** END OF REPORT ***

Attachments may follow if applicable

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Additional Images

Second Floor

