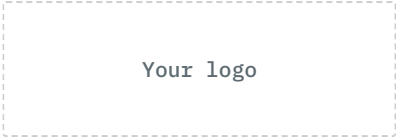


Damp and mould inspection record



One sheet for each room or area. Record the place, the extent, the photos and every meter reading with its meter, so the evidence holds up later.

PROPERTY ADDRESS

ROOM OR AREA

INSPECTED ON

INSPECTED BY

REPORTED BY THE TENANT ON

WHAT THE TENANT REPORTED

Where it is, and how much

The part of the building (wall, ceiling, window reveal, floor) and exactly where on it, for example "north wall, left of the window, at skirting height". Then the extent, and whether it has spread since the last visit.

Suspected cause

Suspected until it is confirmed. Tick all that may apply.

☐ Condensation ☐ Penetrating damp ☐ Rising damp ☐ Plumbing leak ☐ Other ☐ Not yet known

Photos

One wide photo showing where it is in the room, then close-ups. Number each one and say where it was taken.

NO.	WHAT IT SHOWS	WHERE IT WAS TAKEN
1		
2		
3		
4		
5		
6		

Moisture meter readings

A photo is not a reading. Note the meter and the scale or mode for every reading: readings from different meters or scales cannot be compared.

NO.	EXACT PLACE	METER MAKE AND MODEL	SCALE OR MODE	READING
1				
2				
3				
4				
5				
6				
7				
8				

Ventilation

- ☐ Extractor fan in the kitchen, working
- ☐ Extractor fan in the bathroom, working
- ☐ Trickle vents present
- ☐ Windows open as they should

Access attempts

NO.	DATE AND TIME	HOW (VISIT, CALL, LETTER)	OUTCOME
1			
2			
3			
4			

Next step

Damp and mould inspection record from SurveyNest by Surveys Ltd (surveynest.app). Free to use and change, with your own name on it. Good practice for recording evidence, not legal advice: deciding whether a hazard is significant or an emergency under Awaab's Law stays with the landlord.