

EXAMPLE REPORT. Names and addresses have been changed. Published by Site Sage to show the format and content of a damp and mould survey report.

SITE SAGE

CHARTERED BUILDING CONSULTANCY

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Damp & Mould Survey Report

36 Example Road, London, E17 0AA



Client: Mrs J Smith

Inspection Date: 8 October 2025

Report Date: 21 October 2025

Consultant: Dennis Brett, MCIOB — Site Sage Chartered Building Consultancy

Professional Credentials

Dennis Brett, MCIOB

Chartered Building Consultant — Site Sage Chartered Building Consultancy

Experience: Damp & mould investigations, party-wall matters, building surveys.

Preliminaries & Disclaimers

This inspection and report have been prepared solely for the purpose of identifying visible damp and mould-related defects and providing professional recommendations based on observations made at the time of inspection.

No destructive testing or opening-up of the structure was undertaken. The findings are therefore limited to visible and accessible areas only. Any concealed defects, interstitial condensation, or hidden water ingress cannot be ruled out.

This report does not constitute a full structural survey and should not be relied upon as such. The observations and conclusions relate to the specific areas inspected and the prevailing environmental conditions at the time of inspection.

No humidity test was carried out as ambient conditions did not indicate it was necessary. At the time of inspection no visible mould growth was identified within the property. Observed defects relate to damp and penetrating damp issues only.

Moisture readings were taken using an electrical moisture meter for indicative purposes only. These readings provide a guide to relative moisture levels within the wall fabric at the time of survey and are not a guarantee of precise moisture content.

The client is advised that further investigations may be required to confirm the full extent of moisture ingress and associated defects, particularly where hidden or structural elements may be affected.

All recommendations in this report are professional opinions and should be supported by appropriate specialist contractor quotations, further testing where required, and independent legal or technical advice where applicable.

Areas Surveyed

- Rear Dining Room — including external rear wall and gully used by adjoining owner (photographed over fence line).
- Front Lounge — including inspection of and photographs from external front elevation.

Observations & Findings

Rear Dining Room

- Visible damp to the base of the party wall and rear external wall.
- Damp present to lower wall sections, extending up to approximately 1100 mm in height on the party wall and 900 mm on the rear external wall.
- Plaster to party wall was left bare by decorator; rear wall painted but with obvious signs of damp.
- Clear visible staining and damp patches to both walls.
- Very high damp meter readings were recorded during inspection (details to follow in moisture readings section).

Front Lounge

- The front lounge wall was decorated; furniture was removed by the occupier to allow inspection.
- High damp meter readings were recorded on the party wall, beginning approximately 800 mm in from the left-hand side and extending a further 1400 mm.
- Damp patch identified in this area was less extensive than the rear dining room, but readings confirmed localised moisture presence.
- Moisture meter readings at the affected patch on the party wall were recorded well in excess of 20% WME, within the red/high reading zone of the meter.
- Readings confirm significant moisture presence requiring remedial works.

Moisture Readings (Indicative)

Enter meter model, measurement points and values here. Example format:

- Party wall (RDR), base at 200 mm — >20% WME (red zone)
- Rear external wall (RDR), 300 mm above skirting — high reading (red zone)
- Party wall (FL), 1000–2400 mm from LH corner — >20% WME (red zone)

FURTHER RECOMMENDATIONS

Based on the survey findings and photographic evidence, the following remedial works are recommended:

1. Investigation and rectification of external moisture ingress points — including thorough inspection of the external rear gully and surrounding drainage routes to ensure water is being directed away from the base of the wall. Any blockages, defective falls or inadequate drainage should be rectified to prevent ponding against the structure.
2. Masonry repairs and repointing to any cracked, spalled or open joints along the affected wall elevations, ensuring adequate weather protection and prevention of further moisture penetration.
3. Installation of a chemical damp proof course (DPC) or other suitable damp control system in accordance with BS 6576:2005 — Code of Practice for Diagnosis of Rising Damp in Walls of Buildings and Installation of Chemical Damp-proof Courses. This should be combined with removal of salt-contaminated plaster and re-rendering using an appropriate salt-resistant plastering system or renovating plaster to a suitable height above the maximum recorded damp line. Please note that the cost of these works is a shared cost with the adjoining owner under section 11.5 of the Party Wall etc. Act 1996
4. Allowing a drying period of sufficient duration before redecoration, in line with the damp proofing contractor's specification and good practice guidance.
5. Improving sub-floor ventilation (if applicable) to enhance evaporation and reduce vapour pressure at wall bases.
6. Monitoring post-remedial works to confirm moisture reduction, with moisture meter readings recorded at regular intervals after completion.

Damp Specialist Contractor Recommendation

It is recommended that three competitive quotations are obtained from suitably qualified damp proofing specialists. One reputable contractor operating throughout London and the South East is:

Kenwood PLC (Damp Specialists)

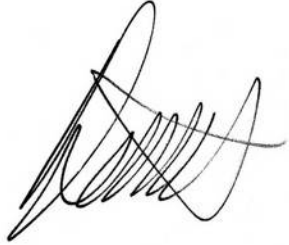
Tel: 020 8730 7890

Website: www.kenwoodplc.co.uk

This is a recommendation only, and neither Site Sage nor the consultant accepts responsibility for any contractor's performance, workmanship, or guarantee.

Signature

I certify that the information contained in this report is true to the best of my knowledge and belief.

A handwritten signature in black ink, appearing to be 'Dennis Brett', written in a cursive style.

Dennis Brett

Chartered Building Consultant — Site Sage Chartered Building Consultancy

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PHOTO APPENDIX

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PHOTO APPENDIX

Rear Dining Room and Associated External Areas

The photographs in this section record the extent of dampness affecting the lower sections of the party wall and rear external wall. Evident staining, discolouration and moisture tracking are visible along the base of the wall, extending upwards to approximately 1100 mm on the party wall and 900 mm on the rear external wall.

The images also illustrate bare plaster surfaces left by the decorator, as well as painted wall areas where dampness has penetrated the finish. External photographs show the adjoining rear gully area, where surface water is likely collecting against the base of the wall. These conditions are consistent with penetrating damp at low level, with moisture readings recorded in the red zone (>20% WME).

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Front Lounge and Associated External Areas

The photographs in this section show localised dampness to the party wall within the front lounge area. Damp staining was identified approximately 800 mm in from the left-hand side and extending for around 1400 mm horizontally. The damp patch is less extensive than at the rear but clearly visible through decoration.

Moisture meter readings confirmed high readings in this zone (>20% WME). External photos show the corresponding front elevation area, helping to identify potential points of moisture ingress and allowing for comparative analysis between front and rear wall conditions.

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