

Repair Pre Inspection – Damp and Mould



Employee: Ted Pearson

Order Number: 8053053

Job Address:

125 Bliss Road
Dorchester
Dorset
DT1 1XJ

Visit Date: 11/11/2025

Inspection Result: Repair required

Planned Order Details					
Target Completion Date			19/01/2026		
Priority			Inspections		
Work Type			Yes		
Price Book			Inspection & Survey		
Message 1			Customer reports damp and mould in the bedroom – Unable to book for several weeks		
Message 2			Customer apparently reported to the carpenter during window repair in October		
Weather conditions			Wet	Temperature	10
Number of occupants	1	Number of rooms	5	Number of bedrooms	3

Bedroom 1 (Double) heating			
Heating provision	Radiator	Can a heat source be installed	
Radiator TRV setting	0		
Radiator suitable output	Yes	Radiator suitable position	Yes
Does the window have trickle vents	Yes		

A few extracts from the surveyor's report on key findings

Bedroom 1 (Double) measurements			
Is the customer reporting mould in this room (or repair needed)		Yes	
Air temperature	14	Humidity (RH)	25
		Psychometric Dewpoint – Readings	
Air quality		20	
		Hygrometer – hygrometer	
		bedroom window	
Trickle vents used	Open	Window condition	Fair
Internal door condition	Good	10mm gap under door for airflow	Yes

Bedroom 1 (Double) Ceiling			
Skelling ceilings	No	Ceiling finish	Skimmed and Painted
Bedroom 1 (Double) Mould			
Mould present in the room	Yes	Mould types present	Black Spot Mould
Bedroom 1 (Double) Water ingress or leak			
Signs of water ingress or leak		No	
Bedroom 1 (Double) Temperature			
Datum point surface wall temperature	22	Surface wall temperature	22
		readings	

Bedroom 1 (Double) Repairs	
Damage and cause Contributing factors	Damp and mould caused by cold room window broken letting in cold air – also single glazing does not keep heat in
Repairs required	No

HHRSR	Mould Risk Score
Damp & Mould Growth	Severe
Inspection Result	Repair required
Inspector Findings	Damp and mould found in the bedroom caused by room being too cold
Inspector Comments HHRSR Mould Risk Score	
Refer to Asset	No
Extra information needed	No
Internal referral	No
Legal	No
NCMW	No
No work	No
Outside referral	No
Repairs required – appt	No
Repairs required – Unappoint	Yes
Subcontract	No