RUSSELL CLEANING SOLUTIONS

DAMP & MOULD VISUAL INSPECTION REPORT

07512 228859
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Visual inspection only. This report records conditions that could be seen in accessible areas on the day of inspection. It does not identify causes and is not a damp survey, structural survey or legal compliance certificate. See the limitations on the last page.

PROPERTY DETAILS

Property address		**Inspection date**	
Landlord / agent		**Time of visit**	
Inspected by		**Property occupied?**	
Tenant report date		**Weather on the day**	

HOW TO COMPLETE

Tick **Yes** if the condition was seen, **No** if it was not seen, or **Not accessible** if the area could not be reached or viewed. Add notes at the end. Describe what you saw, not what you think caused it.

1. EXTERNAL (VISIBLE FROM GROUND LEVEL ONLY)

	Yes	No	Not accessible
Gutters or downpipes appear blocked, leaking or damaged	☐	☐	☐
Visible roof damage, such as slipped or missing tiles	☐	☐	☐
Damp staining or water marks on external walls	☐	☐	☐
Air vents or air bricks appear blocked or covered	☐	☐	☐

2. INTERNAL

	Yes	No	Not accessible
Visible mould growth	☐	☐	☐
Damp staining or water marks on walls or ceilings	☐	☐	☐
Peeling, blistering or bubbling paint or wallpaper	☐	☐	☐
Musty or damp odour noticed	☐	☐	☐
Condensation visible on windows, walls or ceilings	☐	☐	☐

3. KITCHEN

	Yes	No	Not accessible
Extractor fan or other ventilation present	☐	☐	☐
Extractor fan runs when switched on (visual and audible check only)	☐	☐	☐
Visible signs of a leak around the sink or pipework	☐	☐	☐
Visible mould on walls, ceilings, seals or around accessible appliances	☐	☐	☐

4. BATHROOM

	Yes	No	Not accessible
Extractor fan or other ventilation present	☐	☐	☐
Extractor fan runs when switched on (visual and audible check only)	☐	☐	☐
Visible mould on walls, ceilings or around bath and shower seals	☐	☐	☐
Sealant appears worn, cracked or discoloured	☐	☐	☐
Visible signs of a leak around bath, shower, basin or toilet	☐	☐	☐

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5. VENTILATION

	Yes	No	Not accessible
Window trickle vents present	☐	☐	☐
Vents or air bricks visible and not covered	☐	☐	☐
Furniture placed hard against external walls in affected areas	☐	☐	☐

6. WATER (VISIBLE SIGNS ONLY)

	Yes	No	Not accessible
Visible signs of leaks or dripping from accessible pipework	☐	☐	☐
Water staining visible on ceilings, walls or floors	☐	☐	☐

7. PHOTOGRAPHS

	Yes	No	Not accessible
Photographs taken of any areas of concern	☐	☐	☐
Before and after photographs taken of any cleaning carried out	☐	☐	☐

Number of photos _____ **Photo reference** _____

8. CLEANING CARRIED OUT (IF REQUESTED)

Cleaning and treatment affect **surface** mould only. They do not address the underlying cause.

☐ Surface mould cleaned from (areas):

☐ Anti-fungal treatment applied to (areas), where appropriate:

☐ Sanitisation carried out in (areas):

_____

_____

_____

9. SUMMARY OF OBSERVATIONS

☐ No visible signs of damp or mould were observed in the accessible areas on the day of inspection

☐ Visible signs of damp or mould were observed (details below)

☐ Further investigation by a suitably qualified person is recommended

☐ Urgent attention is recommended

Areas or rooms affected, with approximate size (estimated, not measured):

_____

_____

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10. NOTES AND RECOMMENDATIONS

Instruments used, if any (for example a moisture meter), or write "none":

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IMPORTANT INFORMATION AND LIMITATIONS

1. This is a visual inspection of accessible areas only, carried out on the date shown. It is not a damp survey, structural survey, environmental assessment or legal compliance certificate, and it does not state the cause of any condition.
2. Unless stated above, no instruments were used and nothing was opened, moved, lifted or removed. Hidden areas, areas behind furniture or fixtures, and areas not safely accessible were not inspected.
3. Conditions can change. This report reflects what was seen on the inspection date only, and says nothing about earlier or later conditions.
4. Any sign of damp, mould, water ingress or ventilation problems should be referred to a suitably qualified contractor, surveyor or specialist. The landlord, agent or property owner remains responsible for deciding what action to take, for arranging any investigation or repairs, and for meeting their legal duties, including those under the Repairing Standard and Awaab's Law.
5. This report is prepared for the named landlord or agent and should not be relied on by anyone else. Nothing in this report limits any liability that cannot lawfully be limited.

Inspector signature _____ **Date** _____

Received by (landlord / agent) _____ **Date** _____

Receipt confirms the report was received. It does not confirm agreement with the findings.