PROPERTY INSPECTION / SAMPLE / DRAFT

Damp & timber inspection report.

Fictional demonstration property

SAMPLE REPORT - NOT A REAL ADDRESS

Survey details

Property type: Two-storey terraced house (fictional case)
Construction type: Traditional brick walls; concealed build-up unconfirmed
Approximate property age: Early twentieth century (scenario assumption)
Prepared for: Example property owner
Inspection date: 15 November 2026
Prepared by: Demonstration surveyor
Report reference: SS-SAMPLE01

Company details

Survey Smarter | Sample report
surveysmarter.app

SAMPLE PROPERTY - fictional demonstration. DRAFT - unfinished details remain. Prepared from the surveyor’s recorded observations and recommendations. Read with the inspection scope and limitations.

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Contents

Select a section to move directly to that part of the report.

Property details 1

Executive overview 3

Property-wide recommendations and notes 4

External observations 5

Internal findings 7

- Living room 7
- Kitchen 8
- Bedroom 1 9
- Loft - hatch view 10

Action schedule 11

Scope, limitations and reliance 12

Surveyor sign-off 13

SAMPLE / DRAFT

Executive overview

ROOMS RECORDED	INTERNAL FINDINGS	EVIDENCE PHOTOS
4	4	3

Surveyor’s summary

This fictional case illustrates two separate investigation priorities: localised living-room staining potentially associated with external water entry, and bedroom spotting requiring assessment of moisture conditions, ventilation and the colder junction. It demonstrates how observations, reported history, limitations and recommended action can remain distinct.

The rear rainwater defect is the first practical repair investigation. The window junction remains an alternative or additional route. Neither the staining nor the synthetic meter indication supports automatic diagnosis of a failed damp-proof course. Bedroom mould should be addressed together with its contributing conditions, without assuming that a single spot reading or photograph proves the cause.

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Property-wide recommendations and notes

REPAIR SEQUENCE AND FOLLOW-UP
1. Arrange the external gutter and window checks, recording confirmed defects and completed repairs.
2. Assess bedroom ventilation and the wall-ceiling junction, and arrange appropriate removal of the surface growth.
3. Establish comparable records of the affected internal areas and review after wet weather and a suitable drying period. The review interval should reflect the materials, degree of wetting and conditions; this example does not prescribe a guaranteed drying time.
4. Inspect concealed kitchen surfaces when the already-planned refit provides access. Extend the loft assessment only where a relevant concern or planned work warrants it.
5. Complete internal reinstatement after the moisture source and substrate condition have been assessed. If symptoms recur, investigate the unresolved pathways before broader remedial treatment.

The action schedule summarises locations and next steps. It is not a priced quotation. A contractor should agree the repair specification, access requirements and cost against confirmed site conditions. This sample carries no actual surveyor approval or signature.

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External observations

The following external observations form part of a fictional worked example. The assumed dry inspection conditions do not establish the performance of the rainwater system during rainfall. Locations and photo captions are retained so that the recommended checks can be related to the internal findings.

E01 Roof & rainwater goods

Location / elevation: Rear elevation, gutter union above living-room window

Observed condition

Dark staining follows a vertical path down the brickwork beneath the gutter union. Debris is present at gutter level and the joint appears uneven. This pattern is consistent with repeated local wetting, but active leakage has not been witnessed in the example. The condition of the union seal and the gutter falls cannot be established from the ground-level view.

E01 / Roof & rainwater goods - photographs



Figure 01. AI-generated illustration - rear gutter union and staining to the brickwork. Fictional example; not inspection evidence.

Recommended action

Arrange safe close-access inspection of the rear gutter, union, brackets and adjoining outlet. Clear debris, check falls and repair or replace defective components as confirmed. Check discharge through the downpipe and observe performance during rainfall or an appropriately controlled test. Record completion and any continuing leakage before internal finishes are renewed.

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External observations

E02 Windows, doors & external timber

Location / elevation: Rear living-room window perimeter

Observed condition

The window-to-wall junction is a relevant alternative entry route because internal staining is concentrated below the opening. The available example evidence does not establish the continuity of the sill weathering or the condition behind the perimeter seal. A gutter defect should not be assumed to be the only source.

Recommended action

Inspect the external sill, drip, frame junctions and surrounding pointing at the same visit as the rainwater repairs. Specify local repairs only where a defect is confirmed, using materials suited to the existing construction. Avoid sealing drainage openings in the frame. If staining recurs, review the whole opening and concealed moisture routes before broader treatment.

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Internal findings

Living room

Inspection outcome: Findings recorded

Recorded readings

Moisture: 68 (synthetic example) / Comparative non-invasive meter indication; not % moisture · RH: 63% · Air: 20°C · Surface: 17°C

Room notes

All readings shown are synthetic demonstration values. The selected point is the stained plaster below the rear window; a comparison point on an unaffected area of the same finish is assumed to give a lower relative indication. The comparison is meaningful only with the same instrument, setting and substrate. The invented client history describes the stain becoming more noticeable after wet weather; this is reported history, not a witnessed event.

Access and inspection limitations

The decorative finish conceals the plaster build-up. No opening was made around the window or skirting. No drying trend or rain-event monitoring is available.

F01 Wall below rear window

Damp / Priority: Moderate

Observed condition

Localised brown staining and blistering of the paint finish are present beneath the rear window. The location and reported wet-weather pattern warrant examination of the external rainwater and window details. Staining alone does not establish whether moisture is currently entering, and a relative meter indication cannot identify the source. There is insufficient evidence to diagnose rising damp or failure of a damp-proof course.

Finding photographs



Figure 02. AI-generated illustration - decorative damage below the living-room rear window. Fictional example; not inspection evidence.

CONTINUED / SAMPLE / DRAFT

Internal findings - Living room

Recommended action

Complete the external checks described above and address confirmed water-entry defects first. Record a baseline photograph and repeat comparative readings at the same marked locations, with the method and indoor conditions recorded. Review after meaningful wet weather and during drying. If the defect persists, investigate the window junction and concealed wall construction before specifying plaster removal or chemical treatment. Reinstate the finish only after the cause has been addressed and the substrate is suitable for the selected repair system.

Kitchen

Inspection outcome: Access limited

Room notes

The accessible decorative surfaces in this fictional example show no visible damp staining or mould. This limited visual finding does not confirm the condition of the wall behind the fitted units or the concealed service connections.

Access and inspection limitations

Fitted kitchen units, splashback finishes and the floor covering prevent examination of underlying walls, service penetrations and the floor perimeter. No comparative moisture reading is represented for those concealed areas.

F02 Concealed wall and services behind base units

Other

Observed condition

Access is restricted by the installed kitchen units. No defect is inferred solely from this restriction. The example owner reports that a kitchen replacement is planned, which creates an opportunity to examine the concealed surfaces.

Recommended action

When the planned kitchen work exposes the walls and services, inspect for staining, leakage, defective junctions and damaged finishes before refitting. If a defect is found, record its extent and establish the source. No preventive damp treatment or unplanned removal of the kitchen is recommended on the present limited evidence.

SAMPLE / DRAFT

Internal findings - Bedroom 1

Bedroom 1

Inspection outcome: Findings recorded

Recorded readings

RH: 68% · Air: 19°C · Surface: 14°C

Room notes

The RH, air and surface temperatures above are synthetic example values from a single assumed spot check. They illustrate how environmental context may be recorded; they are not an overnight or seasonal record and cannot establish long-term conditions.

Access and inspection limitations

No temperature or humidity logging, ventilation flow measurement or opening of the wall-ceiling junction is included.

F03 External wall / ceiling corner

Mould / Priority: Moderate

Observed condition

Scattered dark mould-like spotting is present at the upper external corner. Its distribution warrants assessment of local surface temperatures, ventilation provision and other moisture sources. The example spot readings describe one assumed moment only. They do not establish whether surface condensation occurred at other times, or exclude an external moisture source. The finding does not justify attributing the condition to occupant behaviour.

Finding photographs



Figure 03. AI-generated illustration - spotting at the bedroom wall/ceiling junction. Fictional example; not inspection evidence.

CONTINUED / SAMPLE / DRAFT

Internal findings - Bedroom 1

Recommended action

Assess the affected junction, relevant external details and ventilation provision and operation. Arrange suitable removal of the affected surface growth, with the method and protection appropriate to the extent and substrate. Record indoor temperature and humidity over representative conditions and assess the colder surface where needed. Address confirmed contributing defects and review for recurrence. Do not prescribe a PIV unit or other ventilation system solely from this photograph; suitability requires assessment of the dwelling and existing ventilation.

Loft - hatch view

Inspection outcome: Access limited

Room notes

The fictional hatch view shows no obvious staining or distortion on the nearby visible roof timbers. This is a limited visual description and is not a statement that the whole roof structure is free of decay, infestation or moisture-related defects.

Access and inspection limitations

No boarded access route is assumed. Roof slopes beyond the hatch view, eaves, timber bearings and areas below insulation are not inspected. No timber moisture readings or probing are represented.

F04 Concealed roof timbers and bearings

Timber

Observed condition

The accessible view does not permit a full timber assessment. No active timber infestation or decay is diagnosed in this example, and no chemical treatment is justified by the limited evidence.

Recommended action

If a specific concern remains or roof work is planned, arrange safe access to the relevant concealed areas and record the condition of the timbers and moisture sources before specifying repairs. Do not disturb insulation or concealed materials without suitable assessment and access arrangements.

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Action schedule

Recorded actions. Read the referenced findings for full recommendations, conditions and evidence.

Ref.	Location / element	Priority	Action summary
E01	Roof & rainwater goods	Not recorded	Arrange safe close-access inspection of the rear gutter, union, brackets and adjoining outlet.
E02	Windows, doors & external timber	Not recorded	Inspect the external sill, drip, frame junctions and surrounding pointing at the same visit as the rainwater repairs.
F01	Living room Wall below rear window	Moderate	Complete the external checks described above and address confirmed water-entry defects first.
F02	Kitchen Concealed wall and services behind base units	Not recorded	When the planned kitchen work exposes the walls and services, inspect for staining, leakage, defective junctions and damaged finishes before refitting.
F03	Bedroom 1 External wall / ceiling corner	Moderate	Assess the affected junction, relevant external details and ventilation provision and operation.
F04	Loft - hatch view Concealed roof timbers and bearings	Not recorded	If a specific concern remains or roof work is planned, arrange safe access to the relevant concealed areas and record the condition of the timbers and moisture sources before specifying repairs.

SAMPLE / DRAFT

Scope, limitations and reliance

Agreed inspection scope

FICTIONAL DEMONSTRATION ONLY. All property details, reported history, findings and readings in this report are invented to demonstrate the Survey Smarter format. Images are AI-generated illustrations, not photographs from an actual inspection. No client data or real property address is used.

Example instruction: investigate localised staining in the living room and mould spotting in a bedroom, and record accessible damp- and timber-related observations. The example assumes a visual, non-invasive inspection of accessible rooms, ground-level external elevations and roof timbers visible from the loft hatch.

Scope limitations: no opening of walls, lifting of floor coverings, movement of fixed kitchen units, drainage testing or inspection behind linings. High-level rainwater goods are viewed from ground level. The roof void is viewed only from the hatch. Concealed joist ends and subfloor voids remain unassessed. No asbestos, electrical, gas, structural or whole-building condition survey is represented.

Demonstration readings are explicitly labelled in the room notes. They are not measured results and must never be copied into a client report. Relative masonry meter readings are comparative indications, not percentage moisture content and not proof of a cause. No thermal survey or ventilation flow test has been undertaken for this example.

Purpose and agreed scope

Read this report as a whole, together with the agreed instruction, terms of engagement, inspection scope and the specific access limitations recorded for this property. It addresses the damp, mould and/or timber matters within that instruction. It is not a full building, structural, valuation or services survey unless expressly included. Specific descriptions of work actually undertaken take precedence over these general limitations; this wording does not reduce the agreed service.

Access and concealed areas

The inspection is limited to areas reasonably and safely accessible at the visit, using the methods recorded. Unless expressly agreed and documented, it does not include moving heavy furniture or stored items, lifting fitted carpets or floor coverings, opening floors or walls, removing fixed finishes or insulation, or entering unsafe roofs, voids or confined spaces. Dry linings, panelling, tiles, fitted units, decorations, insulation and floor coverings may conceal defects. Uninspected or concealed areas cannot be confirmed free from damp, mould, decay or other defects. The absence of a recorded defect is not confirmation that every part of the property was examined.

Opening-up and timber inspection

Where opening-up is agreed, conclusions relate only to the areas actually exposed and recorded. Conditions may differ elsewhere, and the full extent of hidden decay, infestation or moisture damage may require further exposure. Permissions, the extent of opening-up, protection and reinstatement arrangements should be agreed before work starts. Any unresolved access restriction or recommended further investigation should be addressed before relying on an assumed condition or finalising remedial works.

CONTINUED / SAMPLE / DRAFT

Scope, limitations and reliance

Moisture readings and thermal imaging

Readings are interpreted with the building materials, meter method, calibration information, site conditions and other evidence. Relative or comparative meter readings are not absolute moisture percentages for masonry. Salts, metal, finishes and material density can influence results. Where used, thermal imaging shows apparent surface temperature patterns, not moisture or concealed defects directly; interpretation depends on environmental conditions and supporting evidence. A reading or thermal image alone does not establish the source or full extent of dampness.

Conditions at the inspection

The report records conditions and evidence available at the visit. Weather, recent rainfall, heating, ventilation, occupancy, drying, cleaning and recent decoration can affect what is visible or measurable. Intermittent leaks, seasonal condensation and defects that develop or become apparent later may not be detectable during one visit. Environmental readings are spot measurements unless monitoring is expressly recorded; they do not establish year-round conditions. Reported history and third-party information are identified as such and are not treated as independently verified unless stated.

Specialist matters and recommendations

Unless specifically commissioned and recorded, the inspection does not include laboratory identification of mould or timber organisms, asbestos or hazardous-material sampling, concealed drainage tests, or certification of electrical, gas, plumbing, structural or ventilation-system compliance. Visual observations are not specialist safety certification or medical advice. Recommendations reflect the evidence available and may require specialist design, further investigation, permissions or statutory consent. Obtain suitable specifications and quotations before work; estimates are not fixed contractor prices unless expressly agreed.

Use, reliance and continuing responsibility

The report is prepared for the named client and stated purpose. A third party wishing to rely on it should seek the surveyor’s written agreement and confirmation that it remains appropriate for their purpose. Findings are not a guarantee or warranty of present or future condition, and recommendations do not guarantee that no further defects will emerge. Recommended urgent actions and further investigations should be followed up promptly. Nothing in this report excludes or restricts liability that cannot lawfully be excluded or restricted, including applicable consumer rights and the obligation to exercise reasonable care and skill.

Surveyor sign-off

Awaiting surveyor review and sign-off

Prepared by: Demonstration surveyor

The surveyor must review and explicitly confirm sign-off before issue as approved. No current declaration, signature or approval date has been applied.