

ILLUSTRATIVE SAMPLE

Damp survey inspection report.

18 Willow Avenue

Fictional sample property



PHOTO PLACEHOLDER

Front elevation - property photograph

PREPARED FOR

Example client

INSPECTION DATE

30 October 2026

PREPARED BY

Example surveyor

Your company name, logo and contact details will sit alongside the survey details. Room photographs and captions stay beside their observations and recommendations.

Layout concept only. This sample is not an export of a completed survey and must not be used as a property report.

01 / OVERVIEW

The survey at a glance.

A concise summary, followed by the agreed inspection scope.

Executive summary

The accessible areas of this fictional property were inspected for visible signs of damp and mould. Recorded findings relate to defective rainwater goods, localised mould growth and an extractor fan that was not operating. No visible damp or mould was noted in the accessible areas of the bedroom or hallway.

MAIN WORK ITEMS

Rainwater goods

Repair the leaking rear gutter joint and check the repaired section for leaks.

Bathroom ventilation

Service or replace the extractor fan and check operation on completion.

Localised mould

Clean and treat the affected surface using a suitable product and the manufacturer's instructions.

Scope and limitations

A visual, non-invasive inspection of accessible internal surfaces and the exterior from ground level. Moisture readings were taken at the recorded locations. Fitted finishes and floor coverings were not removed. Concealed surfaces and inaccessible areas were outside the inspection scope.

IN THIS REPORT

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02 / EXTERNAL OBSERVATIONS

Start with the building.

Each recorded item keeps the observation, recommendation and photograph together.

01 Rear elevation / rainwater goods

Observations

Staining was noted beneath the rear gutter joint. Water was seen dripping from the joint during the inspection.

Recommendations

Repair the leaking gutter joint, clear debris from the affected section and check for leaks on completion.



Photo 01. Rear gutter joint and staining.

02 Front elevation / wall finishes

Observations

No visible cracks or open joints were noted in the accessible front wall finishes at the time of inspection.

Recommendations

No remedial work is recommended for the recorded wall finishes at this inspection.

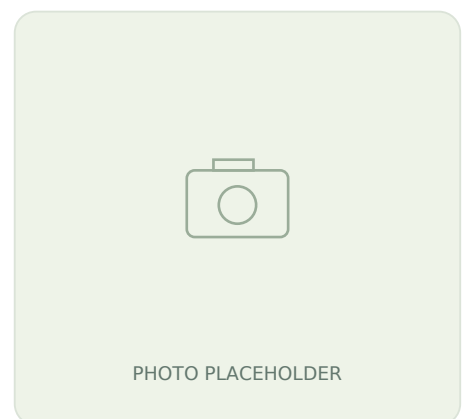


Photo 02. Front wall finishes.

Inspection access: exterior viewed from accessible ground-level positions. High-level and concealed details were not opened up.

03 / ROOM FINDINGS

Observations. Recommendations.

Room-by-room findings with clear locations and captioned photographs.

Living room

Location: rear external wall, lower corner beside the window

Observations

A small area of visible mould growth was noted to the painted surface in the lower corner beside the window.

Recommendations

Clean and treat the affected surface using an appropriate mould treatment, following the manufacturer's instructions.

FINDINGS RECORDED



PHOTO PLACEHOLDER

Photo 03. Living room, rear wall corner.

Bathroom

Location: ceiling-mounted extractor fan

Observations

The extractor fan was not operating at the time of inspection. A heavy build-up of lint was visible on the cover.

Recommendations

Remove the lint and service or replace the fan as required. Check that it operates correctly on completion.

FINDINGS RECORDED



PHOTO PLACEHOLDER

Photo 04. Bathroom extractor fan.

03 / ROOM FINDINGS CONTINUED

A complete room record.

Rooms without a recorded defect can still have photographs and access notes.

Bedroom 1

Observations

No visible damp, mould or condensation was identified on the accessible surfaces at the time of inspection.

Recommendations

No remedial work is recommended from the accessible surfaces inspected.

Access notes

Fitted wardrobes restricted inspection of the wall behind them.

NO VISIBLE ISSUES



PHOTO PLACEHOLDER

Photo 05. Bedroom overview.

Hallway

Observations

No visible signs of damp or mould were noted on the accessible wall surfaces.

Recommendations

No remedial work is recommended for the recorded wall surfaces.

Access notes

Fitted floor coverings restricted inspection of the floor.

NO VISIBLE ISSUES



PHOTO PLACEHOLDER

Photo 06. Hallway overview.

04 / RECORDED READINGS

Measurements, kept clear.

One recorded reading set per room, with method and units shown.

Room / location	Moisture reading	RH	Air	Surface
Living room Rear wall corner	42 Pinless / relative	64%	19.2 C	17.1 C
Bathroom Beside extractor	18 Pinless / relative	71%	20.1 C	18.8 C
Bedroom 1 Accessible wall	14 Pinless / relative	57%	19.3 C	18.4 C
Hallway Accessible wall	12 Pinless / relative	56%	18.9 C	18.0 C

All values above are fictional examples. Pinless moisture readings are relative meter-scale values, not percentages of moisture content. Recorded values must be considered alongside the surface material, inspection conditions and visible findings.

Survey details

Prepared by: Example surveyor

Company: Your company name

Inspection date: 30 October 2026

Report reference: SS-SAMPLE-001

A clear professional finish

Your own company identity and contact details complete the report. Observations and recommendations remain in the relevant room, with no separate assessment or probable-cause paragraph.

Illustrative design sample only. The live app's pagination and final PDF export still require their own validation.