



## Address

Shawford St.  
London  
Cambridge  
M1G 26M

**Inspected by**

**Date** 13 2024

Signature:  
**Damp and Mould Inspection**

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**Address** Shawford St. ,London,Cambridge,M1G 26M

**Date** June 13 2024

**Inspector** **E-mail**

**Resident's Name**

Here are our findings and recommendations from visiting your property. the property is occupied, it is only possible to check what is visible without moving items. you have any queries or comments, please let us know.

Evidence of Damp or Mould		
Mould visible round window reveals?	Yes	Testing
Mould visible on window seals?	No	Not Visible
Mould visible on walls or ceilings?	Yes	Visible
Mould visible on soft furnishings?	No	Furnished
Mould visible in bathrooms?	Yes	Not Visible
Signs of Condensation?	Yes	True
Property smells musty?	No	Testing
Wallpaper peeling/lifted	Yes	Lifted
Plaster blown or crumbling	No	Crumbling
Signs of source of moisture (e.g. leak)?	Yes	Leak

Damp and Mould – Property Condition Interior and Equipment		
Bathroom extractor 1 - Working ?	Yes	Working
Bathroom extractor 2 - Working ?	No	Not Working
Cooker hood - Working ?	N/A	Not Applicable in cooker hood
Bathrooms and kitchen have vented or opening windows	Some	Opening Windows
Positive pressure ventilation system working ?	No	Not Working
Passive extraction system working ?	N/A	Not Applicable in passive extraction
Other mechanical extraction or ventilation?	Yes	Required
Window material	UPVC	Required

**Damp and Mould – Property Condition Interior and Equipment**

Glazing type	Single	Not needed
Window Condition	Very Poor	Not working
Window Decor	N/A	Decor is not Applicable
Window Ventilation - Ground floor - Working ?	Yes	Working
Window Opening - Ground floor - Working ?	Some	Partially Working
Window Ventilation - Upper floors - Working ?	No	Working
Window Opening - upper floors - Working ?	N/A	On floors Not Applicable
EPC Rating	E, F or G	Codes are Required
Heating type - Working ?	Yes	Perfectly fine
Controller & Thermostat - Working ?	No	It doesn't work
Heat controls by room - Working ?	N/A	Not Applicable in this room
Reports of heating faults in last year	1	Single is needed
Other issues:	Testing	Photos are not needed

**Damp and Mould – Property Condition Exterior**

External Walls appear OK	Yes	Perfectly fine
Damp proof appears OK, not bridged?	No	Not Visible
Gutters appear OK and effective	N/A	Not Effective
Fascia boards appear OK	Yes	Visible
Roof appears in good order	No	Not Appearing
Neighbour properties appear OK and not causing damp issues	N/A	No Issues
Loft insulation depth	270mm or more	Contractor will be checked
Other Issues:	There is no issue	All are working perfectly fine

**Damp and Mould – Use of Property by residents**

Number of people on tenancy:	3 people	
Number of occupants expected when tenancy started:	4	
Number of occupants when visiting:	2	
Number of people resident reports live in the property:	7	
Resident report of hours the property is empty most days:	23 hours	
Resident report of hours the property is fully occupied most days:	22	
Property area m2:	1223 sq	
Property Bedrooms:	2	
Overview of occupancy	High	Well
Bathroom extractor 1 Used?	Switched on at main	Working
Bathroom extractor 2 Used?	Switched off at main	Not working
Cooker hood used?	Switched on at main	Used for sometime
Bathrooms and kitchen windows use	Signs windows have not been open e.g. cobwebs, inaccessible	Not needed
Positive pressure ventilation system?	Switched on at main	Working
Passive extraction system?	Switched off at main	Not working
Other mechanical extraction or ventilation?	Switched on at main	Required
Window Trickle vent use - Ground floor	None used when visiting	Not Required

**Damp and Mould – Use of Property by residents**

Window Lock on vent use - Ground floor	Signs windows have not been open e.g. cobwebs, inaccessible	Not Accessible
Window Opening - Ground floor	Unable to judge if used	No Issues
Window Trickle vent use - Upper floors	Most vents and clear used when visiting	Testing
Window Lock on vent use - Upper floors	Most not locked on vent when visiting	Not Locked
Window Opening - Upper floors	Signs windows have not been open e.g. cobwebs, inaccessible	Inaccessible
Hours heating set to run most days	4-9 hours	Required
Central Thermostat setting °C setting	15°C or lower	Required
Boiler heat setting	CHECK ROB	Discussion needed
Heat setting in rooms with mould	Does not appear adequate	Faulty
Does the home feel too hot?	Quite hot	Average
Does the home feel too cold?	Yes	Working
Does the home feel humid?	No	Not Applicable
Signs of high moisture sources e.g. drying washing inside, cooking without lids?	Probably	Not Sure
Signs of high moisture not being kept in one place?	Yes	Testing
Volume of items hinder airflow around the property?	Quite cluttered	Testing
Evidence of mould cleaners used?	Yes	twice
Dehumidifiers used?	No	Not Used

**Damp and Mould – Use of Property by residents**

Other issues?

No Issues  
Found

Not Required Any Notes