Federation Of Damp

Damp Survey Report Template

Front Elevation image of Property

Client Name:
Property Address:
Property Type:
Weather Conditions:

Survey Conducted by:
Company:
Date of Survey:
Report Completion Date:

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Scope & Limitations

Scope of Survey

This survey has been carried out to identify the cause of damp and moisture-related issues within the property.

The inspection included:

- A visual assessment of accessible areas
- Moisture readings where appropriate
- Consideration of ventilation, heating, and general conditions
- Identification of potential sources of moisture

Limitations

- The inspection is non-invasive and limited to areas accessible at the time of survey
- No opening-up works or removal of fixtures, finishes, or contents has been undertaken
- Areas that were not accessible or visible have not been inspected
- Moisture readings are indicative only and may be influenced by materials and environmental conditions
- Hidden defects may exist that could not be identified during this inspection

Exclusions

This survey does not include:

- Structural or full building assessment
- Testing of services (electrical, gas, plumbing)
- Specialist inspections (e.g. asbestos, invasive plants)
- Legal, boundary, or planning matters

Property Information

General Property Details

Property Type:

Approximate Age Range:

Construction Type:

Number of Floors:

Number of Rooms inspected

Occupancy Status:

Number of Occupants (if known):

Environmental Assessment

Weather Conditions:

Condition at time of survey:

□ Dry, □ Rain, □ Heavy Rain, □ Windy, □ Snow, □ Cold, □ Hot, □ Overcast

Air Temperature:

Relative Humidity:

Surface Temperature:

Dew Point:

Condensation Risk:

I**nterpretation:**

What do these readings indicate about condensation risk?

Client Brief

Client Requirements

What is the reason for the survey?

What concerns has the client raised?

Is this report for legal, complaint, purchase, or general advice?

Survey Information

Purpose of Survey

This survey has been carried out to identify the cause of damp and moisture issues at the property using:

Visual inspection

Moisture readings (where appropriate)

Environmental observations

Inspection Confirmation

Inspection Scope

- Was the inspection non-invasive? (Yes / No)
- Areas inspected:
- Any inaccessible areas:

Limitations

Survey Limitations

- Were there any restrictions (furniture, finishes, access)?
- Were all key areas visible?

Surveyor Notes

Any additional observations about access or conditions:

External Inspection

External Walls

Are there cracks or defects?

Any signs of water ingress?

Condition of pointing:

Roof / Gutters / Drainage

Are gutters/downpipes functional?

Any leaks or blockages?

Ground Levels

Are ground levels bridging DPC?

Any risk of rising damp?

Windows & Doors

Are seals intact?

Any water ingress around openings?

Ventilation (External)

Are air bricks present?

Are they blocked?

Internal Inspection

Internal Inspection

General Condition

- Any visible damp or mould?
- Any musty odours?

Condensation Assessment

- Is condensation visible?
- Are humidity levels likely high?

Ventilation Assessment

- Kitchen extraction present?
- Bathroom extraction present?
- Trickle vents open?

Heating & Lifestyle Factors

- Heating pattern (consistent/intermittent):
- Clothes dried indoors?
- Other moisture sources:

Findings & Diagnosis

Primary Issue Identification

□ Condensation □ Rising Damp □ Penetrating Damp

□ Below-Ground Moisture □ Combination

Affected Areas

List all affected rooms/areas:

Detailed Findings (per area)

Room / Area:

Issue Identification

What issue is present?

Observation

What can be seen?

Likely Cause

What is causing the issue?

Supporting Evidence

Readings, photos, or other evidence

Explanation (Plain English)

Why is this happening?

(Repeat for each area/ room)

Moisture Readings

Recorded Readings

Record readings and locations:

Classification Guide

- 0–16.9%: Dry
- 17–19.9%: At Risk
- 20%+: Wet

Summary / Conclusion

Key Findings

What are the main issues?

Root Causes

What is causing the problems?

Overall Condition

General condition of the property:

Recommendations

Immediate Actions

-

Recommended Works

-

Maintenance / Advice

-

Floor Plan

Affected Areas Plan

Identify affected areas (if available)

Photographic Evidence

Photo Record

Include clear labelled images

Minimum Requirements:

- At least one photo per defect
- Overview photo of each affected room
- External defects where relevant

Example: Photo 1 – Rear wall damp

Survey Declaration

Disclaimer

This report is based on visible and accessible conditions at the time of inspection.

It does not constitute a guarantee or warranty.

No liability is accepted to any third party.

Findings represent the surveyor’s professional opinion at the time of inspection.

Surveyor Name:

Qualifications:

Signature:

Date:

"I confirm this report reflects my professional opinion based on observations made at the time of inspection."