

## Damp &amp; Mould Inspection Report — FFHH Assessment

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## Property &amp; inspection details

Address

14 Example Close, Bridgend, CF31 1AA

Date

1 May 2026

Client / Agent

Sample Letting Agency

Report Ref

VCT-SAMPLE-DMP-01

Inspector

Dean Sedgebeer

Reason

Tenant complaint — damp and mould

## HIGH RISK — FFHH FAILURE — IMMEDIATE ACTION REQUIRED

## 1 External Inspection

**OK** Gutters clear and intact**DEFECT** Pointing and mortar condition — *Mortar erosion at rear elevation — repointing required***DEFECT** Window frames and seals — *Failed sealant rear bedroom window — active water ingress***OK** Air bricks clear — *Two air bricks front elevation — unobstructed***OK** DPC intact — no bridging**DEFECT** Extractor outlets external — *Bathroom extractor grille partially blocked*

## 2 Environmental Readings

Room	RH %	Temp °C	Moisture	Status
Master Bedroom	68.2%	15.8°C	22.3% — HIGH	At Risk
Bathroom	74.6%	14.9°C	19.1% — HIGH	High Risk
Kitchen	63.8%	15.4°C	13.2% — Elevated	Borderline
Hallway (first floor)	71.2%	15.6°C	16.8% — HIGH	High Risk
Living Room	55.3%	18.1°C	9.8% — Normal	Acceptable

## 3 Cause Assessment

## Primary causes identified:

1. PENETRATING DAMP — Failed external window seal at rear bedroom window allowing rainwater ingress. Contributing to 22.3% moisture reading at external corner wall. Requires immediate repair by a qualified tradesperson. 2. CONDENSATION — Absence of trickle vents on all bedroom and bathroom windows combined with a failed bathroom extractor fan (zero airflow recorded) creating chronic excess moisture on upper floors. Both causes must be addressed before surface remediation is carried out.

## 4 Priority Recommendations

<b>URGENT</b>	Repair failed window seal at rear bedroom window using exterior-grade sealant
<b>URGENT</b>	Clear debris from bathroom extractor grille — replace unit if underperforming after clearance
<b>PRIORITY</b>	Install trickle vents in all bedroom and bathroom windows
<b>PRIORITY</b>	Professional mould treatment — biocidal wash, sanitiser and anti-mould primer to all affected surfaces
<b>RECOMMENDED</b>	Consider positive input ventilation (PIV) system given vulnerable occupants

## Welsh Legislation Reference