



HOW TO SPOT, RECORD AND REPORT DAMP AND MOULD

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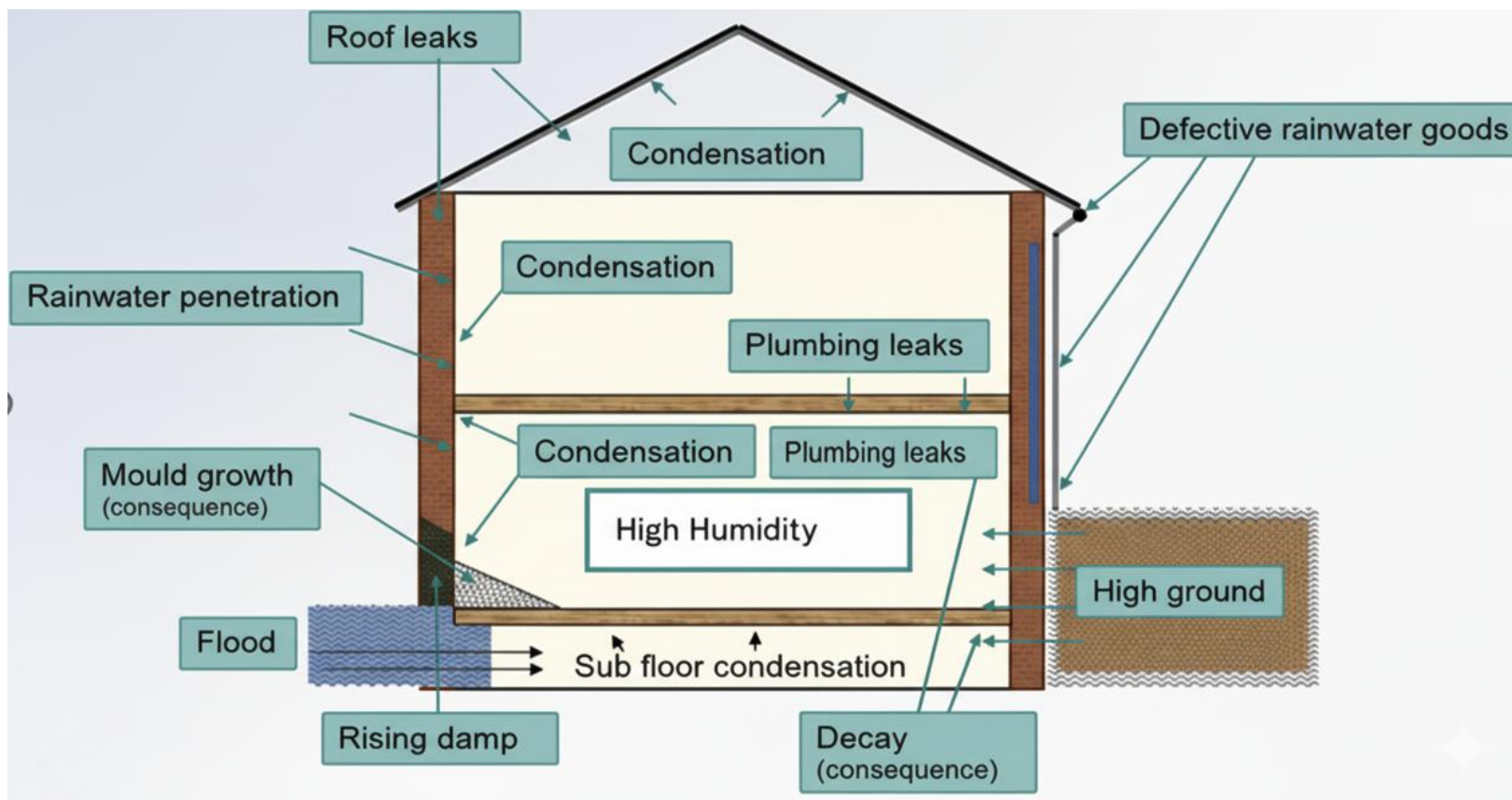
**Chartered Environmental Health
Practitioner**





What is Damp?

- Damp = excessive and unwanted moisture in buildings.





Why it Matters

Impacts: structural damage, poor physical and mental wellbeing, and moral, financial and legal implications.

Damp and mould & Dust Mites = serious health impacts (respiratory, children at risk).

Everyone has a role – you are the “eyes and ears.”

Not about fixing – just spotting, recording and reporting.



Main Types of Damp

Condensation: high %RH, water droplets on windows & sills, mould growth, musty smell.

Rising Damp: wet tide marks, fluffy salt deposits, crumbling plaster, blistering paint, rotting skirting board.

Penetrating Damp: damp patches/water stains on ceilings/walls, linked to external defects broken downpipe, blocked gutter, missing roof tiles .

Leaks: localised patches near pipework, sinks, baths, tanks, radiators.



Condensation: water droplets, black mould in ceilings/walls/ corners/windows.



Rising Damp: wet tide marks, salt deposits, perished plaster, blistering paint.



Penetrating Damp: damp patches from rain ingress.





Leaks: localised patches near pipework, water tanks, radiators.





Where to Check

- Outside: walls (cracks, render), gutters, roofs, drains, vegetation.
- Inside: corners, behind furniture, bathrooms, kitchens, near sinks/boilers, ceilings under roofs.



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Inside



Spotting the Signs

- Visual clues: mould (black/green/brown), stains, peeling wallpaper, warped timber.
- Other clues: musty odours, cold/damp walls, condensation.
- Listen to tenant comments (illness, damp clothes, heating and ventilation issues).



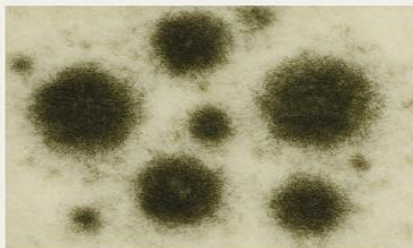
Mould Galore

The Good



Beneficial moulds
used in food and
medicine

The Bad



Cladosporium
Common in damp
or humid areas

The Ugly

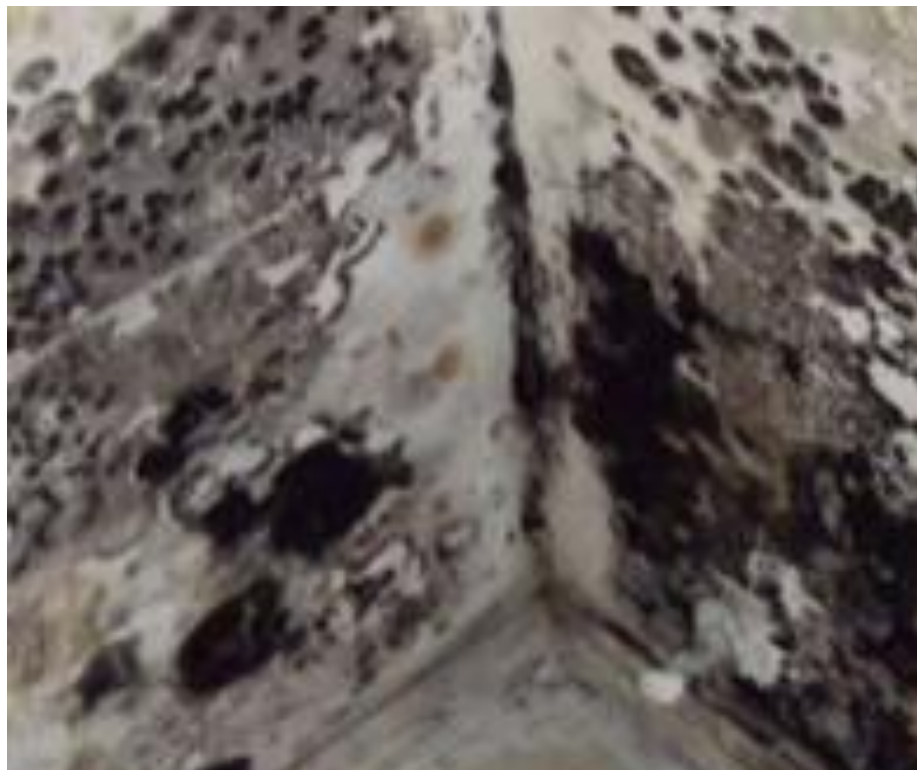


Stachybotrys chartarum
'Black mould,'
potentially harmful





Spotting the Signs: Visual clues





Spotting the Signs: Visual clues





Spotting the Signs: Visual clues





Spotting the Signs: Visual clues





Mould – Warning Sign

Mould = visible sign
of damp problem.

Black spot mould
often linked to
condensation/water
leak/ingress.

High health risks,
especially for
children/asthma
sufferers.



Recording Observations

- Photos: wide shot + close-up, use object for scale, show possible source.
- Notes: date/time, weather, orientation, location, description of issue, smells, tenant concerns, ventilation/heating context.
- Be factual – avoid diagnosing causes unless obvious



Recording Observations

Context is the key to determine “**Significance or Emergency**”

The extent and severity of the damp or mould

The rooms affected — moulds in bedrooms or living rooms are treated more seriously.

Occupant vulnerability (pregnancy, children, elderly, asthmatic, and immuno-compromised).

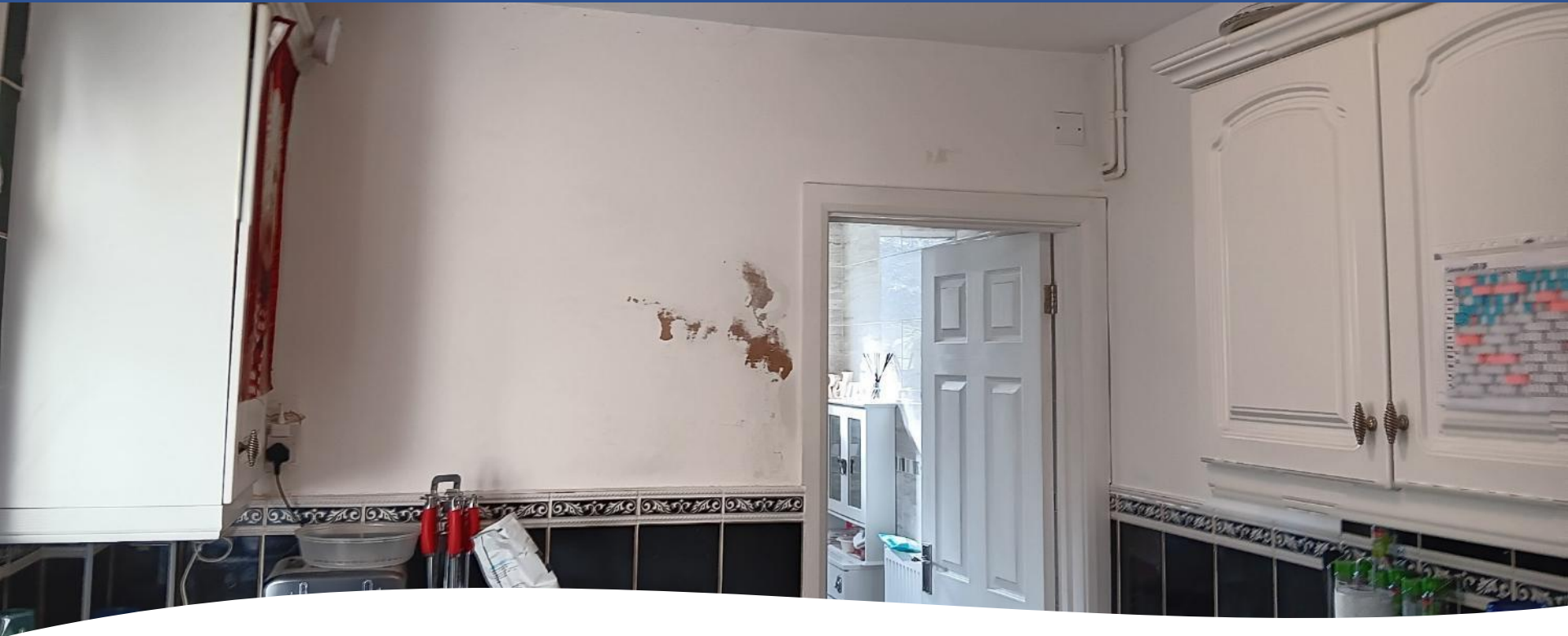
Duration of exposure — prolonged exposure or repeated complaints



Recording Observations

- Photos: close-up





Recording Observations

- Photos: wide shot



Recording Observations

- Photos: Scale





What To Do Next

Log	Log issue in system with photos + notes.
Alert	Alert repairs/technical team.
Escalate	Escalate if urgent (child, vulnerable tenant, health complaint).
Encourage	Encourage tenant to also report.



Quick 5- Step Checklist



Look for signs starting from outside.



Listen to tenant concerns.



Photograph clearly & take notes including occupant details



Measure moisture if trained.



Report promptly with full notes



Thank you.