



## Completion Report

To	<b>Sanctuary Housing</b> Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ	<b>Site Address:</b> 22 Kelvin Hill, Basingstoke, RG22 6EF	Page: Report No: Completion Date: Customer Ref: VAT No. Account Ref:	1 of 3 68264 10/03/2025 4501469703 934277606 SANC001
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Ref	Description	Qty	Total (Ex VAT)
17	Client Technical inspection rate: This is a charge for our thorough inspection. Please see the damp&mould survey below.  A quote will follow based on our recommendations.	1.00	75.0000
	Property Mould Survey Report – Ground Floor & First Floor Observations	1.00	0.0000
	<p>A survey was conducted on the property to investigate the source of the mould issues on both the ground and first floors. The survey focused on specific areas where mould was observed and considered potential causes, including excess moisture, poor ventilation, temperature differences, and leaks. Recommendations for necessary works are also included.</p> <p>Ground Floor Observations</p> <ul style="list-style-type: none"><li>• Living Room: Mould is present on the window and around the floor at the bottom of the window. The flooring in the lounge area is also lifting.</li><li>• Rear Patio Doors: Mould is present around the door sealant.</li><li>• Front Door and Kitchen Windows: Mould around the door frame and the windows in the kitchen and hallway.</li></ul> <p>First Floor Observations</p> <ul style="list-style-type: none"><li>• Landing: Mould on the landing window.</li><li>• Bedroom Windows: Mould present on both bedroom windows.</li><li>• Bathroom: Mould present in the bathroom. The tenant has trickle vents in all windows, which are open. There are also additional vents throughout the property that allow airflow, which contributes to significant ventilation. However, there is no extractor fan in the bathroom, and the window cannot be opened because the key lock is broken.</li></ul>		

Total Nett: £75.00

Total VAT: £15.00

**Total Gross: £90.00**



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Ref	Description	Qty	Total (Ex VAT)
	<b>Key Factors Contributing to Mould Growth</b>	1.00	0.0000
	1. Excess Moisture: There is excessive moisture throughout the property, evidenced by moisture bags used by the tenant in an attempt to control the issue. The tenant also uses a multi-purpose cleaner weekly to manage the mould. High humidity levels, often resulting from daily activities, can lead to condensation.		
	2. Activities: The tenant showers regularly, and while there is a vent in the bathroom, it is not an extractor fan. The vent is not significant enough to effectively reduce moisture levels throughout the property. Clothes drying is done either outside or with a condensing tumble dryer, which does not contribute significantly to the moisture problem.		
	3. Ventilation Adequate ventilation is crucial in preventing moisture build up and condensation. The property has vents installed on the walls around the property, as well as trickle vents on all windows. Despite the absence of an extractor fan in the bathroom, there is sufficient airflow throughout the property, indicating that poor ventilation is not the primary cause of the mould growth.		
	4. Temperature Differences Cold surfaces, such as windows and walls, cause warm air to condense. This seems to be the main cause of condensation in the property. Despite double glazing, the windows and doors do not effectively prevent heat transfer, allowing moisture to form on these surfaces. I recommend a thermal camera inspection to check for any potential issues with cavity wall insulation, which may also be contributing to temperature differences and condensation.	1.00	0.0000
	5. Leaks Based on the widespread nature of the mould throughout the property, I do not believe leaks or water ingress are the primary causes. There are no apparent signs of leaks or water damage that would explain the distribution of mould.		

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Ref	Description	Qty	Total (Ex VAT)
	Recommendations	1.00	0.0000
	1. Cavity Wall Insulation Inspection: A thermal camera inspection is recommended to check for the presence of cavity wall insulation. Insufficient insulation could be contributing to the temperature differences, leading to condensation.		
	2. Bathroom Window Repair: The lock on the bathroom window is broken, preventing it from opening. It is essential to repair or replace the lock so the window can open, providing additional ventilation.		
	3. Extractor Fan Installation: An extractor fan should be installed in the bathroom to improve moisture extraction, especially since the bathroom window is not operable.		
	Alt. Energy-Efficient Window and Door Replacement: Consider replacing all windows and doors with more energy-efficient models to improve thermal insulation and reduce condensation.		
	Conclusion	1.00	0.0000
	The primary cause of the mould in the property appears to be condensation, resulting from temperature differences and inadequate thermal insulation. While the property has sufficient ventilation, addressing the issues of cavity wall insulation, bathroom window repair, and extractor fan installation will help reduce moisture and mould growth. Additionally, replacing windows and doors with more energy-efficient alternatives will improve overall thermal efficiency and reduce the potential for condensation in the future.		

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