



The
Damp & Mould Man
by LWR

MOULD REPORT

PROPERTY ADDRESS

Lamb Gardens
Lincoln
LN2 4EG

DATE

09.02.26

PREPARED BY

Louis Walton FODSC
The Damp & Mould Man

SERVICE PROVIDED

Mould Report



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www.dampandmouldman.com

Mould Report Summary

Inspection Outcome:

- No Significant Issues
- Minor Mould
- Moderate Mould
- Significant Mould
- Other

Mould Species (*Visual ID only*)

- Cladosporium
- Aspergullius
- Penicillium
- Stachybotrys
- Unable to Indentify

Primary contributing factors

- Condensation - moisture
- Inadequate ventilation
- Cold bridging / thermal inefficiency
- Penetrating damp (external moisture ingress)

Remediation

- Advice to be given to tenant
- No further action required
- Minor remedial action required
- Major remedial action required

Affected Locations

- Bedrooms -
- Lounge -
- Bathroom/s -
- Kitchen -
- Other - Hall/Stairwell

HHSRS Risk Category

- Category 1 - Urgent
- Category 2 - None Urgent
- Not Classified as a risk
- Vulnerable adults/children - Cat 1

- Rising damp (ground moisture transfer)
- Plumbing or internal leak
- Occupancy or lifestyle factors
- Inconclusive at time of inspection

Remedial actions to be taken in order to rectify the issues.

Mould Report Summary

SUMMARY & CAUSES

Moderate to significant mould growth is present in the playroom, front bedroom, and stairwell. The lounge and kitchen are currently unaffected, likely due to higher internal temperatures in these rooms.

The mould growth in this property is primarily caused by condensation resulting from a combination of environmental and lifestyle factors.

High relative humidity levels throughout the property (72–74.5% RH) are being generated by everyday moisture producing activities including drying washing on radiators, cooking, and bathing. This moisture laden air is not being adequately removed due to poor ventilation infrastructure: there are no extractor fans in the kitchen or bathroom, no trickle vent to the stairs window, and the air vent in the playroom has been painted over. Without mechanical or background ventilation, humidity cannot escape unless windows are opened, which is not happening during winter months.

Low internal temperatures (averaging 13–15°C) mean the property's surfaces remain cold. When warm, humid air meets these cold surfaces (particularly on external walls and around windows) condensation forms. This effect is exacerbated where furniture is pressed directly against cold external walls, trapping moisture and creating ideal conditions for mould colonisation.

Water ingress from leaking wooden-framed windows is a secondary but significant factor. The wooden block sections at the bottom of the window frames are allowing water penetration, leading to sodden timber, rotting sills, and elevated localised moisture levels. This has directly contributed to the growth of *Penicillium* mould in the playroom.

Structural factors also play a role: external guttering is leaking and saturating the brickwork, and there is currently no internal door between the kitchen and lounge, allowing cooking-related humidity to spread freely into other areas of the house.

Mould Report Risk assessment

TENANT COMMENTS

The property is occupied by one adult female and two young children under the age of 10. The occupier reported noticing mould approximately two months ago when colder weather began. She described the property as very difficult to keep warm, often able to see her breath indoors, and expressed concern about heating costs.

Mould is currently affecting upstairs rooms and the hallway. The problem is seasonal and worse during winter months. Washing is dried on radiators throughout the property, with the tumble dryer located in an outhouse. There are no extractor fans in the kitchen or bathroom. Heating is used manually and intermittently. Windows remain shut overnight and during winter months. Moisture catchers are placed at every window. The air vent in the playroom has been painted over and is considered insufficient.

RISK ASSESSMENT

HHSRS Category: Estimated Category 1 (Damp and Mould Hazard)

Health Risk: The presence of moderate to significant mould growth, particularly *Penicillium* species associated with damp timber, poses a health risk to occupants. Prolonged exposure to elevated humidity and mould spores can cause or worsen respiratory conditions, allergic reactions, and other health issues.

Given that two young children under the age of 10 reside in the property, prompt remedial action is particularly important. One of the affected rooms is a playroom where children spend significant time during the day, and another is a bedroom where occupants are exposed to mould spores during sleep throughout the night.

Urgency: Remedial action is required promptly to prevent further deterioration of the property and ongoing health risks.

Mould Report Remediations

REMEDIATION RECOMMENDATIONS

Remedial Works

Ventilation

Install extractor fans in the kitchen and bathroom. The kitchen extractor should be humidity sensor activated to automatically remove moisture during cooking. Install a new air vent in the playroom to replace the painted-over unit. Install a trickle vent to the stairs window to provide background ventilation. Fit an internal door between the kitchen and lounge to contain cooking-related humidity. (Note: if installed without a kitchen extractor, mould may migrate to the kitchen/bathroom areas.)

Heating

Replace outdated radiators in worst-affected areas (bedrooms and hallway) with new double radiators fitted with thermostatic valves to allow more effective and controllable heating. This will enable consistent heating to maintain a minimum internal temperature of 18–21°C throughout the property, particularly during winter months.

Repairs

Replace bedroom windows, removing the timber infill and rotting timber sills, to eliminate water ingress and prevent further Penicillium mould growth. Repair external guttering to prevent water saturation of brickwork on external.

Mould Treatment

Professionally clean all mould-affected areas using appropriate mould treatment products. Redecorate affected rooms following treatment and completion of structural improvements.

Tenant Lifestyle

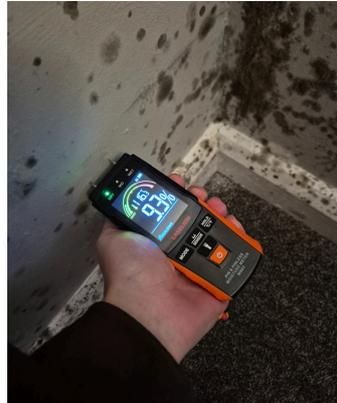
Open windows while drying clothes on radiators to allow moisture to escape. Keep the bathroom door closed during and after use. Keep the kitchen door to the lounge closed when cooking to limit humidity spread. Move furniture away from external walls to allow air circulation and prevent moisture trapping. Use heating consistently to maintain adequate internal temperatures throughout the property. Keep new extractor fans turned on.

Mould Report Evidence

SURVEY PHOTOS



Playroom: 01



Playroom: 02



Playroom: 03



Playroom Vent: 04



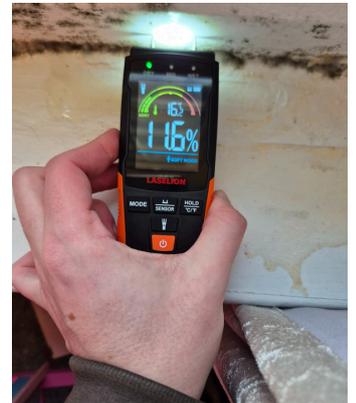
Playroom: 05



Window sill : 06



Window sill : 07



Window sill:08



Stairs: 07



Stairs reading: 08



Window stairs: 09



Kids bed rad: 10



Kids Bed Window: 11



Wall Reading: 11



Bed Reading: 12



Kitchen Reading: 13

Mould Report Readings

Readings Taken : (When relevant)

Low

Normal

Elevated

High

Area: Playroom
Location: External wall
Moisture Levels: 11%
Relative Humidity: 74.6%
Internal Temp: 13.0°C

Area: Front Bed
Location: Ext wallpaper
Moisture Levels: 19%
Relative Humidity: 72.3%
Internal Temp: 13.0°C

Area: Kitchen/Lounge
Location:
Moisture Levels:
Relative Humidity: 78%
Internal Temp: 15°C

Area:
Location:
Moisture Levels:
Relative Humidity:
Internal Temp:

MORE IMAGERY/VIDEOS

To access all imagery & videos taken during the survey please follow the below link or scan the QR code

https://drive.google.com/drive/folders/1Bht8oQPOO5lyxcdf9z2mi5_xr46Yamuh?usp=drive_link



Thank you
for using The Damp &
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The Damp & Mould Man

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