



# Stevenage Borough BM Inspection form V1

10 Jun 2024

Complete

<b>Score</b>	3 / 11 (27.27%)	<b>Flagged items</b>	0	<b>Actions</b>	0
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**Conducted on**

**Location**

**Contact Information**

Inspection Reference and Assigned Contractor

**Household occupancy**

7  
From 1 to 10

**Number of Bedrooms?**

4  
From 1 to 10

**Vulnerabilities**

Yes

Have on going support

**Is property overcrowded or under occupied?**

Over Occupied

**Is resident able to balance heating and ventilation?**

Yes

## External observations

Any roof defects?

No

Any rainwater goods or drainage defects?

Yes

Any signs of water ingress internally?

No

Is there any breaches/bridges of DPC?

Yes



Photo 1

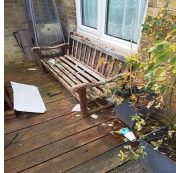


Photo 2

**Audit**

3 / 11 (27.27%)

Hallway

**Is there signs of damp or mould?**

No

**Description of works?**

Kitchen

0 / 2 (0%)

**Is there an extractor fan installed and working?**

Yes



Photo 3

**Is there signs of damp or mould**

Yes

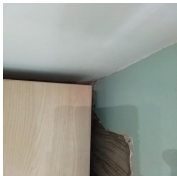


Photo 4



Photo 5



Photo 6



Photo 7

**Description of works**

Overhaul fan x1, stage 3 ceiling 2.6x4.5m2. 3m2 plasterboard ceiling, skim ceiling 3m2 , emulsion ceiling 5m2, stage 3 to cold wall, stage 2 wash window and door 5m2, possibly take units off wall, regrout tiles x 4m2, sealant windows 12lm, skim wall 2m2

Bathroom / WC

1 / 2 (50%)

**Is there an extraction fan installed and working?**

No



Photo 8

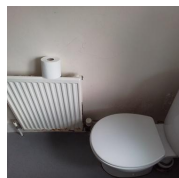


Photo 9

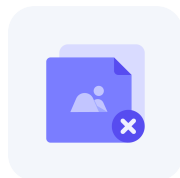


Photo 10

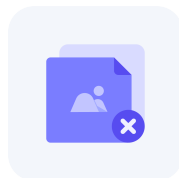


Photo 11

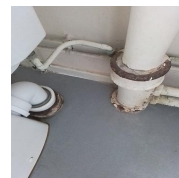


Photo 12

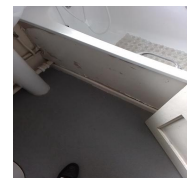


Photo 13

**Is there signs of damp or mould**

Yes

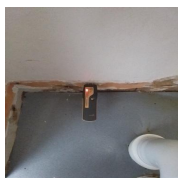


Photo 14

**Description of works**

Air brick x1 or fan circuit vent in downstairs WC/ repair team work required in bathroom

Lounge

0 / 1 (0%)

**Is there signs of damp or mould**

Yes

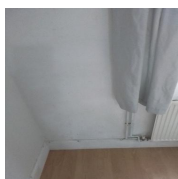


Photo 15

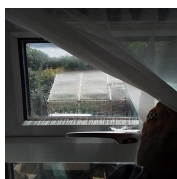


Photo 16

**Description of works?**

Stage 3 cold wall and rhd party wall, 6.2x 2.4m2, + 3X2.4 MHEV FAN.? Strip paper x 0.5

Dining room

1 / 1 (100%)

**Is there signs of damp or mould?**

No

**Description of works?**

Bedroom 1

0 / 1 (0%)

**Is there signs of damp or mould**

Yes

Front boys room

**Description of works**

Stage 2 wash windows x 2.5m2, stage 3 cold wall 8m2 , air vent from piv system to be run to room

Bedroom 2

0 / 1 (0%)

**Is there signs of damp or mould?**

Yes

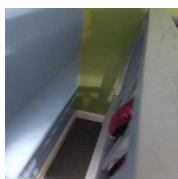


Photo 17

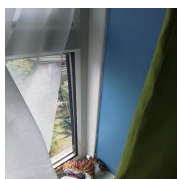


Photo 18

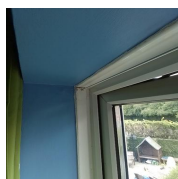


Photo 19

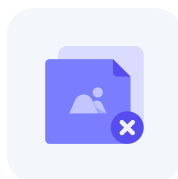


Photo 20

**Description of works?**

Vent from piv, stage 2 to window 2m2

Green and blue room

Bedroom 3

1 / 1 (100%)

**Is there signs of damp or mould?**

No

**Description of works?**

Vent from piv

Daughters room

Bedroom 4

0 / 1 (0%)

**Is there signs of damp or mould?**

Master room

**Description of works?**

Vent from piv

Other areas

0 / 1 (0%)

**Area?**

Kitchen cupboard Walk in -

**Is there damp or mould?**

Yes

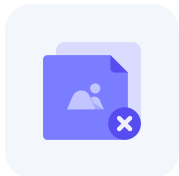


Photo 21

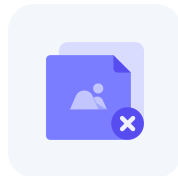


Photo 22

**Description of works?**

Thermal paint to walls x 10m2,  
check air flow on vent,

Tenants conformation of understanding

**I confirm SBC's Surveyor has investigated my damp and mould report, explained the findings and any action to follow. I have been given advice on reducing the conditions that favour mould growth including the importance of balancing heating and ventilation, moving furniture from walls to ensure there is adequate air movement, keeping trickle vents open and/or leaving windows locked in the first stage locked position, avoiding heavy drapes etc.**

Sign off



## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8





Photo 9

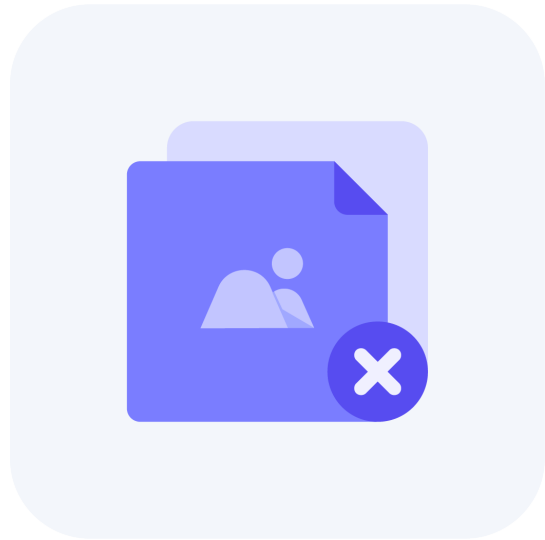


Photo 10

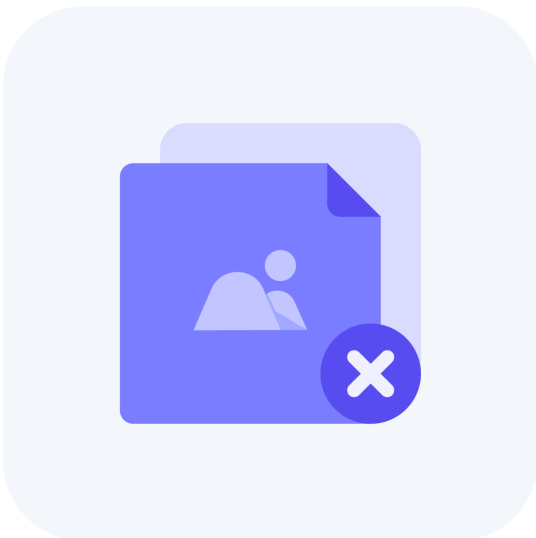


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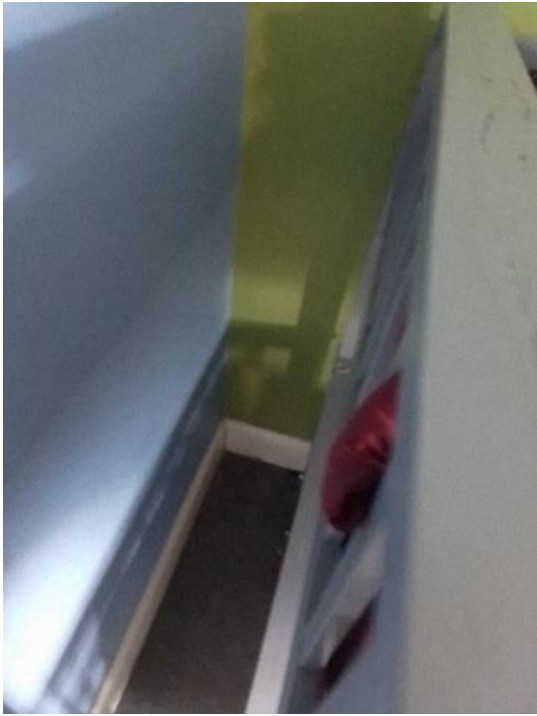


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

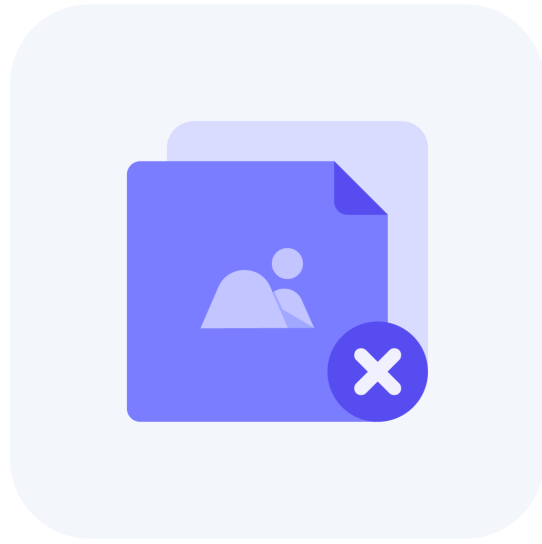


Photo 22