



DAMP & MOULD INSPECTION RECORD

19 Riverside Court, Dundee

INSPECTION SUMMARY

4 photos included 4 visible observations recorded 0 marked low confidence

MAIN OBSERVED: surface discolouration · plaster deterioration · dark surface spotting · visible water staining

01



Wall above tiled splashback, adjacent to sink and mirror, bathroom

Observed surface discolouration and water staining on the painted wall surface above the tiled splashback, adjacent to the sink and mirror. Extent recorded as moderate (a band of discolouration and tide-mark staining above the tile line, with associated peeling of the paint surface). Review recommended.

surface: painted wall severity: moderate confidence: medium

02



Wall surface, mid-height, adjacent to doorway

Observed plaster deterioration on the painted wall surface at mid-height, adjacent to the doorway. Extent recorded as moderate (a localised area of cracked and broken plaster with loss of surface material, surrounded by a discoloured halo). Review recommended.

surface: plasterboard severity: moderate confidence: high

03



Wall corner and skirting board junction at floor level

Observed dark surface spotting on the painted wall surface and skirting board at the corner junction at floor level. Extent recorded as notable (dark spotting across a large portion of the lower wall and skirting surfaces on both faces meeting at the corner). Review recommended.

surface: painted wall severity: notable confidence: high

04



Window reveal and adjacent wall corner, interior

Observed visible water staining on the window reveal and adjacent timber, with paint delamination and exposed deteriorated material across the reveal and sill. Extent recorded as extensive. Review recommended.

surface: timber severity: extensive confidence: high

Reviewed by David Mylse · Friday, 26 October 2026



This record documents visible observations only. It does not determine the cause of damp or mould, assign responsibility, assess compliance with any regulation, or replace inspection by a competent person.

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