
Inhome Property Solutions

Property Survey

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15/04/2026
Josh Morris

Date Report Carried Out

Requested By

Report

Flat 37 Elmwood B5

Mould and Damp Report

We have attended the property to carry out a full inspection of the damp and mould issues present.

Following our findings, the property is currently suffering from a lack of adequate mechanical ventilation. There is no mechanical extraction in the kitchen whatsoever, which is a requirement under Building Regulations Part F. This is a significant contributing factor to the build-up of moisture within the property.

The existing extractor fan within the bathroom is significantly underperforming and is not effectively extracting moisture and humidity from the room. In high moisture areas such as kitchens and bathrooms, adequate ventilation is essential. Without this, warm moist air is unable to escape and will travel to colder surfaces within the property, leading to condensation, damp, and subsequent mould growth.

There is visible mould growth to multiple areas including ceilings, walls, and around the bath and tiled sections. In addition, there are signs of staining to the ceiling which indicate a potential leak from above, likely affecting both the kitchen and bathroom areas. We recommend that building management investigate this further to identify and rectify the source of any potential ingress.

Recommended works:

- Supply and install a new mechanical extractor fan to the kitchen in line with Building Regulations Part F
- Supply and install a new humidistat-controlled extractor fan to the bathroom to ensure continuous and adequate moisture extraction
- Carry out a full mould remediation treatment to all affected areas, including cleaning, chemical treatment, and redecoration
- Remove and replace affected silicone seals and clean/regROUT tiled areas where required

These works will remove existing mould contamination and significantly reduce moisture levels within the property, bringing the environment back to a safe and manageable condition.

Photos





Work Required

Description	Cost
Install cooker hood to kitchen and update humidistat-controlled fan to bathroom	£1,200.00
Clean treat and repaint all of the affected areas, Re sealing windows, Grouting and bathroom sealant	£1,260.00

Sub-total: £2,460.00

VAT (20%): £492.00

Total: £2,952.00

Landlord FAQs

How Long is the quote valid for?

The quote is valid for 30 days following date of issue. Please note, mould grows every 24 hours, therefore the price of the work required may increase if mould is left untreated.

Why is it so important to remove mould from my property?

Damp and mould are not a result of a tenant's lifestyle choice, landlords are required to address underlying causes of mould such as ventilation & structural issues. Landlords must ensure that the accommodation they provide is free from serious hazards, including damp & mould and that homes are fit for habitation. Damp and mould need to be treated with the utmost seriousness and landlords need to act promptly to protect the tenant's health.

What extraction fans do you use and what are the benefits?

We use high performing humidistat fans; these are installed by a qualified electrician and are cored outside of the building. They are designed to run constantly and do not rely on the tenant switching them on & off providing re assurance the area is ventilated at all times when humidity increases. These are low energy using and therefore cost a minimal amount to run.

What chemicals do we use?

We use a fast-acting mould remover, this creates results in minutes and it is high effective cleaner which is chemically based but non-toxic designed to remove mould. We also use a fungicidal protection which has bistatic affects. This biocidal solution designed to kill mould spores and sterilise the area and prevent re-growth on surfaces.

Will the mould return?

We will provide a mould prevention check list for both the landlord and tenant to help ensure the mould does not return, while we cannot guarantee the mould will be gone long term, following the correct guidelines will go along way to ensure the mould stays away.