
Inhome Property Solutions

Property Survey

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24/04/2026
Eilish Summerton

Date Report Carried Out

Requested By

Report

Mould and Damp Report

We have attended the property following the council notice to assess the ongoing issues of mould and damp. It is evident that attempts have previously been made to remediate the mould; however, these have not been carried out correctly and, more importantly, the root cause of the issue has not been addressed. As a result, the mould has returned and continues to affect multiple areas of the property.

From our findings, the mould is widespread throughout the property, particularly around cold bridging areas such as external walls, ceilings, corners, window reveals, and high-level areas. There is also visible mould contamination in the bathroom and kitchen, including behind units and around fittings, indicating prolonged elevated moisture levels.

The primary cause of this is a combination of penetrating damp from external defects, insufficient insulation, and excessive internal moisture due to leaks and inadequate ventilation/heating.

In order to resolve the issue properly and prevent reoccurrence, the following works are required:

External / Roofing Works (Priority)

Scaffolding will be required to safely access the roof and carry out the necessary works. There are multiple defects contributing to water ingress, including:

Perished mortar to ridge tiles

Defective and aged lead work

Broken and slipped slates/tiles

Blocked and defective gutters and downpipes

All gutters will require full clearance, with any damaged sections replaced as necessary. Downpipes must be unblocked and made fully operational. Ridge tiles will require repointing or renewal where mortar has failed. Lead work should be replaced to ensure watertight seals, and all broken slates/tiles must be replaced.

If these external defects are not addressed, moisture will continue to penetrate the structure and the mould issue will not be resolved. This is the first and most critical stage of works.

Thermal Insulation (Loft Areas)

Due to the size of the property and the presence of multiple loft spaces (two to three separate areas), the current insulation is inadequate. All loft spaces should be upgraded to a minimum of 270mm insulation to meet current building regulations.

Improving the insulation will significantly help with heat retention, reduce cold bridging, and limit condensation forming on ceilings and upper walls, which is a major contributing factor to mould growth.

Internal Plumbing & Joinery Defects

There are additional internal contributing factors increasing moisture levels within the property:

Leaking kitchen sink tap

Defective waste/trap under the sink

Damaged and deteriorated kitchen cupboards

These items will require repair or replacement to prevent further water ingress internally.

Bathroom Defects

The bathrooms show clear signs of mould and moisture retention, particularly to ceilings, walls, grout lines, and silicone joints. All grout and silicone will need to be raked out and replaced to provide a proper waterproof seal and prevent further moisture penetration.

Heating & Ventilation

The property currently cannot be maintained at a consistent temperature, which is contributing to condensation and mould growth. It is recommended that a qualified gas engineer attends to:

Service and assess the boiler

Ensure the heating system is fully operational

Install or upgrade radiators where required to adequately heat the property

We do not carry out gas works, so this would need to be arranged separately.

Mould Remediation Works (After Repairs)

Once all external and internal defects have been resolved, full mould remediation can be carried out. This will include:

Down washing all affected areas with anti-fungal treatment

Application of anti-mould solutions

Repainting affected areas in anti-mould emulsion

Due to the extent of contamination, this will likely involve the majority of the property (circa 95%) to bring mould levels back to a safe and acceptable standard.

Final Making Good

Previous repair attempts have not been completed to a satisfactory standard. Once all works above are completed, we can return to make good all affected areas and carry out finishing works to bring the property back up to the required standard in line with council expectations.

Important Note

Unless the external defects, insulation upgrades, internal leaks, and heating/ventilation issues are fully addressed, any attempt to remove mould will only be temporary and the problem will continue to return.

Photos







Work Required

Description	Cost
Roofing works	£5,240.00
All mould remediation including kitchen sink and cupboards and loft insulation	£8,800.00

Sub-total: £14,040.00

VAT (20%): £2,808.00

Total: £16,848.00

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.