
Inhome Property Solutions

Property Survey

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30/04/2026
Katie Edwards

Date Report Carried Out

Requested By

Report

93 Lowther Street Coventry CV2 4GL

We have attended the property today to investigate the issues of mould and damp.

Upon inspection, there is evidence of water ingress to the front window area, likely due to defective brickwork and pointing. This is allowing moisture to penetrate internally and contribute to the damp conditions observed.

Internally, the property is in overall need of general redecoration, with visible staining, marks and areas affected by mould growth. The mould present appears to be a combination of the external ingress noted and internal environmental factors, including insufficient heating and limited use of windows for ventilation.

The bathroom extractor fan is operational and considered adequate. However, the kitchen lacks sufficient mechanical ventilation, which will contribute to elevated moisture levels within the property. In addition, the bathroom window is of an older specification and not performing efficiently; replacement is recommended to improve thermal performance and reduce condensation.

Recommended proposed works are as follows:

Repointing to the external brickwork surrounding the front window to prevent further water ingress.

Improvement of ventilation to the kitchen area, subject to specification, to better manage internal humidity levels.

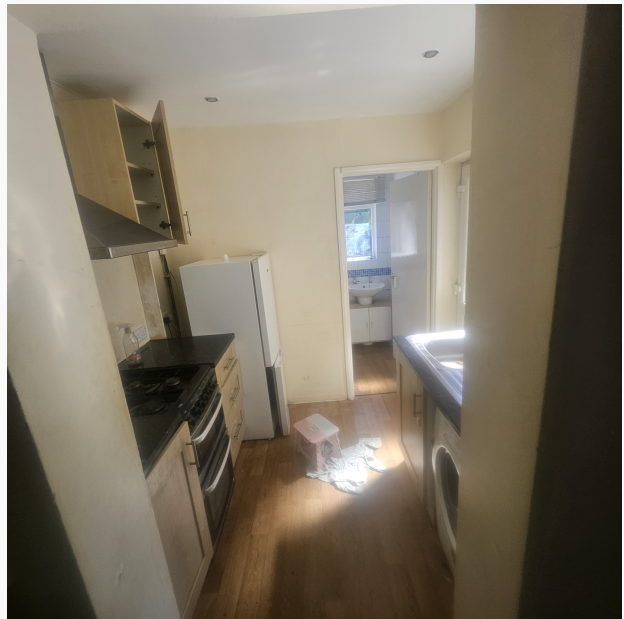
Replacement of the existing bathroom window with a new unit to improve insulation and reduce condensation risk.

Carry out full internal preparation and redecoration throughout the property, including treatment of affected mould areas, application of appropriate stain block products, and repainting to provide a clean and uniform finish.

Addressing the external defect is essential prior to or in conjunction with internal works, as failure to do so will result in ongoing moisture ingress and recurrence of the issues.

Photos







Work Required

Description	Cost
Install humidistat-controlled fan to kitchen	£750.00
Recommmend full repaint, which includes re pointing the brickwork	£3,545.00

Sub-total: £4,295.00

VAT (20%): £859.00

Total: £5,154.00

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.