
Inhome Property Solutions

Property Survey

Contact Info:

Mark Taylor - Director
Unit 7, 22 Mount St,
Halesowen
B63 4NU
07585 932 784
0121 630 4960

Email: info@inhomepropertysolutions.com
Website: inhomepropertysolutions.com

07/05/2026	Date Report Carried Out
Leanne Beverley	Requested By

Report

144 Rugby Road

We have attended the property to investigate the issues relating to mould and damp throughout the property.

Upon inspection within the bathroom, we found that the toilet appears to be leaking from around the isolation valves/pipework area. This appears to be a constant leak, which is allowing water to track into the skirting boards and surrounding wall areas. Visible water damage can clearly be seen to the skirting, and moisture is also finding its way through towards the front door area and adjacent skirting boards.

We also identified movement within a number of the bathroom floor tiles, which would suggest that water may have penetrated beneath the tiled floor area. At present, we cannot fully confirm the extent of any damage beneath the floor without further intrusive investigation, however this is something that should be monitored moving forward.

Externally, to the rear of the property, there is an ACO drainage channel which leads into the main drain. Upon inspection, the main drain was found to be heavily blocked with debris, dirt and general build-up, preventing water from flowing away correctly. We created a temporary opening within the blockage to allow some wastewater to flow through, however the drain requires proper attention. Evidence of standing/rising water could also be seen externally around this area.

To the front of the property, there is also a substantial area of overgrown grass/vegetation which does not appear to have been regularly maintained. This can retain moisture against the property and may also be contributing towards dampness within lower wall areas. We would therefore recommend that a gardener or maintenance contractor attends to clear back and maintain this area to prevent moisture continually sitting against the external walls.

At present, we would recommend the following works:

- Attend with a drainage team to fully jet and clear both the main drain and ACO drainage system to ensure wastewater can freely flow away correctly.
- Attend with a plumber to carry out repairs to the leaking toilet pipework/isolating valves.
- Remove, clean, treat and redecorate the affected skirting boards and wall areas once fully dry.
- Clear and maintain the overgrown external vegetation/grass areas to reduce retained moisture against the property.

Please note, the damaged wall areas outside of the bathroom and within adjoining rooms cannot be perfectly colour matched unless the exact existing paint colour/reference is provided.

At present, there do not appear to be any major mould-related concerns within the property itself. The primary issue is ensuring the property is made watertight and that the ongoing sources of moisture ingress are resolved correctly.

Photos







Work Required

Description	Cost
Jet thw drainage to thw rear of the property	£200.00
Plumber to attened and fix the leaking toilet	£200.00
Reccomend - clear vegetation at front away from walls	£0.00

Sub-total: £400.00

VAT (20%): £80.00

Total: £480.00

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.