
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

12/05/2026
Jack Fraser

Date Report Carried Out

Jack Fraser

Requested By

Report

217 Kings Road

Following our recent attendance at the property to investigate the reported issues of damp and mould, we found that the mould is predominantly affecting the area below the living room bay window.

Upon further inspection externally, we identified that the leadwork above the bay window requires resealing, as water appears to be finding its way behind the lead flashing and into the property, which is causing the dampness and mould growth internally.

The remainder of the property appears generally clean and tidy with no major widespread mould issues noted at the time of inspection. However, we would always strongly recommend installing humidistat-controlled extractor fans to both the kitchen and bathroom areas, as there is currently no mechanical ventilation present within these rooms. Continuous-running humidity-controlled fans are designed to help control airborne moisture levels and are recommended in line with current Building Regulations Part F guidance.

To bring the affected mould area back to a safe condition, we would recommend the following works:

Reseal the leadwork above the bay window to prevent further water ingress

Remove the affected wallpaper from the living room bay window wall due to mould contamination behind the paper

Prepare and apply a skim coat to the affected wall area

Allow sufficient drying time

Return to repaint the affected areas once fully dried

We would also recommend the installation of humidistat-controlled extractor fans to the kitchen and bathroom areas to help prevent future moisture build-up and condensation-related issues.

Please note, the additional cost to supply and install humidistat-controlled ventilation fans to the kitchen and bathroom would be a further £1,500 including VAT.

Please also note that mould can only ever be reduced back to safe levels, and ongoing heating, ventilation and airflow within the property will always play a major role in preventing future

recurrence.

Photos





Work Required

Description	Cost
Re seal the lead on the window	£350.00
Remove wallpaper at the front of the property, living room!, re skim, re paint when dry	£825.00

Sub-total: £1,175.00

VAT (20%): £235.00

Total: £1,410.00

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.