
Inhome Property Solutions

Property Survey

Contact Info:

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05/05/2026
Ethan Wilkins

Date Report Carried Out

Requested By

Report

Mould & Damp Report

We have attended the property to investigate the issues of mould and damp reported within the apartment.

Following our inspection, we found evidence of penetrating water ingress affecting the property from above. The leak appears to be originating either from the apartment above or from the main building structure above this flat. The water ingress is penetrating directly into this apartment and is contributing to the mould and damp issues currently present within the walls and surrounding areas.

At the time of inspection, the mould and damp noted did not appear to be caused by condensation alone. The main contributing factor is the active water penetration from above, which is continuously introducing moisture into the structure of the property.

If this leak is not identified and stopped, the mould and damp issues will continue to spread and return regardless of how many times the affected areas are cleaned, treated or repainted. Any internal remedial works carried out before the source of the leak is resolved are likely to fail over time due to ongoing moisture saturation within the walls and ceilings.

The main priority should therefore be for the block management company, freeholder, maintenance company, or the occupiers/owners of the flat above to investigate the source of the leak and carry out the necessary repairs to stop the water ingress permanently.

Once the leak has been fully resolved and the affected areas have been allowed sufficient time to dry out, we would then recommend carrying out the internal remedial works, which would include:

- Chemically cleaning all mould-affected areas.
- Treating the affected surfaces with anti-fungal and anti-mould solutions.
- Applying stain block products where required.
- Repainting all affected areas with suitable anti-mould paint systems.

Important Notes

- Mould can only be reduced to safe levels and may continue to return if the source of moisture ingress is not permanently resolved.
- Decorations should not be reinstated until the leak has been repaired and the structure has had adequate time to dry.
- Further hidden damage may become apparent once affected areas are opened up or dried out fully.

Photos





Work Required

Description	Cost
Source of leak must be stopped first!!!	£0.00
Chemically clean treat and repair the affected areas	£550.00

Sub-total: £550.00

VAT (20%): £110.00

Total: £660.00

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.