
Inhome Property Solutions

Property Survey

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20/05/2026
Josh Hodgetts

Date Report Carried Out

Requested By

Report

1 Oak Road, WS4 1RQ

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

We have previously attended this property before regarding similar issues, however no remedial roofing works appear to have been carried out since our last visit.

Following our inspection, we believe the main cause of the damp and mould is penetrating water ingress from the defective roof coverings. We pointed these defects out directly to the landlords whilst on site. The roof itself is very old and showing clear signs of deterioration and failure in multiple areas.

Unless the root cause of the water ingress is properly resolved, the mould issues within the property will continue to return and worsen over time. Simply cleaning and treating the mould without resolving the roofing defects will only provide a temporary improvement.

The minimum works we would recommend to help resolve the damp and mould issues within the property are as follows:

- Repoint and repair the defective roof valley areas
- Remove and replace defective leadwork around the chimney stack
- Replace the defective roof covering to the rear section of the property
- Replace the defective bathroom extractor fan with a humidistat-controlled continuous running fan to improve ventilation and moisture control within the property

Once the above remedial works have been completed and the property has had time to dry out correctly, we can then return to clean, chemically treat and repaint the mould-affected areas only.

Please note, internal mould treatment works alone will not permanently resolve the issue unless the external roofing defects and ventilation problems are first addressed.

Photos





Work Required

Description	Cost
Roofing works	£2,660.00
Upgrade bathroom fan to humidistat-controlled	£660.00
Mould remediation	£950.00

Sub-total: £4,270.00

VAT (20%): £854.00

Total: £5,124.00

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.