
Inhome Property Solutions

Property Survey

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| |
|----------------|
| 21/05/2026 |
| Harry Richards |

Date Report Carried Out

Requested By

Report

132 Kenilworth Court

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

During our inspection, we identified that the main contributing factor to the mould and condensation issues is the lack of adequate ventilation within the bathroom. The bathroom currently has no mechanical extraction installed, and due to the extremely small window opening, there is insufficient natural airflow to remove moisture effectively from the room. This has resulted in condensation build-up and mould growth within affected areas of the property.

In order to bring the bathroom ventilation more in line with current Building Regulations Part F requirements, we would strongly recommend the installation of a humidistat-controlled extractor fan. Due to the positioning and layout of the bathroom, this installation will be slightly more difficult than a standard fan installation, however it is still achievable. Please note that in order to install the extractor correctly, there may need to be some remedial works carried out to the tiled areas directly around the wall where the fan is installed. Any additional remedial tile works can be quoted for separately once the installation has commenced and the extent of the works required can be fully assessed.

We would highly recommend that some form of permanent mechanical ventilation is installed within the bathroom, as without this the condensation and mould issues are highly likely to continue returning.

During our external inspection, we also identified water ingress occurring around the window areas where the timber sections and timber trims have significantly deteriorated and become rotten over time. Water is currently penetrating through these defective timber areas, contributing towards internal dampness and mould growth.

To resolve this, we can carry out repairs by sanding down the affected timber sections, applying wood filler where required, treating the affected areas, and then repainting them to provide a more cost-effective repair solution. Alternatively, the timber sections could be removed entirely and replaced or over-trimmed with new materials, however the most economical option would be to repair, fill, treat and repaint the existing timber where possible.

Once the ventilation improvements and water ingress issues have been resolved, we would then recommend carrying out mould remediation works internally. These works would include cleaning and treating the affected areas with anti-fungal treatments, stain blocking where necessary, and repainting the affected areas with anti-mould emulsion.

Please note that mould spores naturally exist within the atmosphere and therefore mould can never be permanently guaranteed against. However, resolving the ventilation deficiencies and external water ingress issues identified within this report should significantly reduce the likelihood of future mould and damp problems occurring within the property.

Photos





Work Required

| Description | Cost |
|-----------------------------------------------|---------|
| Install humidistat-controlled fan to bathroom | £725.00 |
| Repair woodwork outside of bedroom window | £300.00 |
| Mould remediation | £750.00 |

Sub-total: £1,775.00

VAT (20%): £355.00

Total: £2,130.00

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.