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Inhome Property Solutions

# Property Survey

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22/05/2026
Ethan Wilkins

Date Report Carried Out

Requested By

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# Report

26 Highland Way Redditch B98 7RH

We have attended the property to investigate the reported issues of mould and damp within the property. Following our inspection, we found the main causes of the issues to be penetrating damp from defects within the roof structure and inadequate ventilation within the bathroom area.

During the external roof inspection, we identified multiple defects contributing to water ingress. A large section of mortar is missing from the verge, there is a lifted ridge tile at high level, and the front guttering system is defective and allowing water to discharge incorrectly rather than flow away as intended. The roof covering itself is extremely old and includes non-breathable felt, which restricts proper airflow within the roof structure. Due to these defects, water is penetrating the property and running down through the cavity areas, which is contributing towards the mould growth visible internally, particularly within the living room areas.

Internally, visible mould growth was identified within the bathroom ceiling area. Upon inspection, there is currently no extraction or mechanical ventilation installed within the bathroom whatsoever. Under current Building Regulations Part F guidance, rental properties should have adequate ventilation installed to control humidity and condensation. Due to the lack of extraction, moisture and humid air cannot escape the property correctly, resulting in excessive condensation and mould formation.

The recommended remedial works would be to erect scaffolding to the property in order to carry out the roofing works safely. We would recommend installing a new dry verge system to improve weather protection and ventilation, rebedding the lifted ridge tile, and replacing the defective front guttering system.

In relation to the bathroom ventilation, we would recommend a qualified electrician installs a new humidistat-controlled extraction fan, vented directly externally from the property. This is the most effective method of controlling moisture, humidity, and condensation within the bathroom environment.

Once the source of water ingress and condensation issues have been rectified, internal mould remediation works can then be carried out. These works would include cleaning and treating affected areas with specialist anti-fungal treatments. Any wallpaper affected by mould contamination would need to be removed, as mould spores penetrate wallpaper surfaces and cannot be permanently cleaned or treated effectively once infected. Further redecoration works can then be carried out once the affected areas are fully dry and stable.

# Photos





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## Work Required

Description	Cost
Roofing works	£2,950.00
Install humidistat-controlled fan to the bathroom	£665.00
Mould remediation	£2,150.00

**Sub-total:** £5,765.00

**VAT (20%):** £1,153.00

**Total:** £6,918.00

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## 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.