
Inhome Property Solutions

Property Survey

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09/06/2026
Harry Richard

Date Report Carried Out

Requested By

Report

8 Fellbrook Close

Following our attendance at the property to investigate the reported issues of damp and mould, we identified several contributing factors.

Externally, we found a ridge tile with completely perished mortar. This is allowing water ingress and requires attention. The most cost-effective solution would be for a roofer to work safely from ladders and re-bed the affected ridge tile, making the area fully watertight.

Internally, mould growth is present to the bedroom wall and within the fitted wardrobe area. The affected wall is currently covered with wallpaper, which has trapped moisture and encouraged mould growth. Based on our findings, we believe the primary cause of the mould is excessive condensation due to inadequate ventilation within the property.

The property currently lacks suitable mechanical extraction to both the kitchen and bathroom. As these are high-moisture areas, humidity is unable to escape efficiently and naturally migrates to the colder areas of the property, where condensation forms and mould develops.

In line with current Building Regulations and best practice guidance, we recommend the installation of humidistat extractor fans to both the kitchen and bathroom. These fans will automatically regulate humidity levels and significantly reduce the likelihood of future mould growth.

We also identified a leak originating from the bathroom area. The grout and silicone seals have failed in several locations and the bath screen is missing, allowing water to escape during use.

Recommended Works:

- Roofer to attend and re-bed the defective ridge tile to make the roof watertight.
- Electrician to supply and install a humidistat extractor fan to the bathroom.
- Electrician to supply and install a humidistat extractor fan to the kitchen.
- Plumber to supply and fit a new bath screen.
- Remove all defective silicone and reseal affected areas.
- Remove failed grout and re-grout affected areas to restore a watertight finish.
- Mould remediation team to attend and remove wallpaper from the affected bedroom wall.

- Clean, treat and sanitise all mould-affected surfaces within the bedroom and wardrobe areas.
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- Apply specialist mould treatment to prevent regrowth.
 - Prepare and redecorate all treated areas using anti-mould paint systems.

Photos



Work Required

Description	Cost
Roofing works	£200.00
Humidistat-controlled fans	£1,360.00
Mould remediation including bathroom works	£1,450.00
Included in this price is re aligning the kitchen cupboards with new hinges	£0.00

Sub-total: £3,010.00

VAT (20%): £602.00

Total: £3,612.00

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.