
Inhome Property Solutions

Property Survey

Contact Info:

Mark Taylor - Director
Unit 7, 22 Mount St,
Halesowen
B63 4NU
07585 932 784
0121 630 4960

Email: info@inhomepropertysolutions.com
Website: inhomepropertysolutions.com

10/06/2026	Date Report Carried Out
Katie Edwards	Requested By

Report

50 Winters Way Bloxham Banbury OX15 4QS

We attended the property to investigate the reported damp, mould and external maintenance concerns.

Upon inspection of the front elevation, the gutters were found to contain debris and would benefit from a thorough clean to ensure rainwater can flow freely and discharge correctly. No defects were noted to the guttering itself at the time of inspection.

Within the bathroom, mould staining was evident to the ceiling and surrounding areas. The mould has reportedly reappeared on multiple occasions. We found there is currently no mechanical extraction installed within the bathroom. In our opinion, this is the root cause of the recurring condensation and mould growth. Current Building Regulations require adequate mechanical ventilation to wet areas such as bathrooms and kitchens within rental properties. Until suitable extraction is installed, mould is likely to continue returning despite repeated cleaning and decoration.

The landlord also highlighted recurring damp and mould beneath the kitchen sink area. Externally, directly adjacent to this location, there is a soil bed with vegetation growth against the property. This area is likely retaining moisture and preventing water from draining away effectively. We recommend that the vegetation and excess soil are removed and replaced with a suitable stone or gravel finish to promote drainage and reduce moisture retention against the building.

Recommended works:

- Clean and clear front elevation gutters to ensure free flow of rainwater.
- Supply and install a humidistat extractor fan to the bathroom.
- Supply and install a humidistat extractor fan to the kitchen.
- Remove vegetation and retained soil from the front planting area and replace with a free-draining stone or gravel finish (groundworks recommended, not carried out by ourselves).

In our opinion, installing suitable mechanical ventilation is the most important remedial action, as this will address the root cause of the recurring condensation and mould issues within the property.

Photos



Work Required

Description	Cost
Install humidistat-controlled fans to kitchen and bathroom	£1,500.00
Mould remediation	£600.00

Sub-total: £2,100.00

VAT (20%): £420.00

Total: £2,520.00

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.