
Inhome Property Solutions

Property Survey

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15/06/2026
Millie Care

Date Report Carried Out

Requested By

Report

9 Wycherley Way Cradley Heath B64 6DA

Mould & Damp Investigation Report

We attended the property to investigate reports of mould growth, dampness and associated water staining throughout various areas of the property.

During our inspection, water staining was identified to the kitchen ceiling directly beneath the main bathroom. Upon inspection of the bathroom above, no obvious plumbing leaks were visible at the time of our visit. However, the bath currently relies on a shower curtain for splash protection. Whilst a shower curtain offers a degree of protection, it is often ineffective at preventing water escaping during normal use. We believe water is likely escaping the bath area and finding its way into surrounding structures before tracking through to the kitchen ceiling below.

We therefore recommend the installation of a fixed bath screen to provide a more effective waterproof barrier and reduce the risk of further water ingress into the structure.

Further staining was also noted to the hallway landing ceiling and walls. At present, the exact source cannot be conclusively confirmed. The staining could potentially be associated with the bathroom areas above or alternatively a defect within the roof covering. Based on our findings, the pattern of staining does not immediately suggest significant roof failure; however, further investigation is recommended to rule this out completely.

During inspection of the ensuite bathroom, several defects were identified which are likely contributing to moisture ingress. The shower door was found to be in poor condition and appears ineffective at adequately containing water within the shower enclosure. Mould growth was present around the enclosure, and areas of missing and deteriorated grout were identified within the tiled areas. These defects allow water to penetrate behind the tiled finish and potentially enter surrounding walls and ceilings.

In both bathrooms, deterioration of painted finishes was noted, including peeling, flaking and damaged decoration. In our opinion, this is largely due to excessive moisture levels and inadequate extraction. The existing extractor fans appear dated and insufficient to effectively remove moisture generated through normal bathroom use. This results in prolonged condensation and elevated humidity levels, creating conditions suitable for mould growth and decorative failure.

Recommendations

Supply and install new humidistat-controlled extractor fans to both bathrooms.

Supply and install a bath screen to the main bathroom.

Remove and replace the defective shower door within the ensuite bathroom.

Remove failed grout and re-grout all affected tiled areas within the ensuite shower enclosure.

Carry out mould remediation works including cleaning, fungicidal treatment and redecoration of all affected areas.

Investigate and repair any minor defects identified during the re-grouting and shower enclosure works.

As a precautionary measure, we also recommend that a roofing contractor attends site to inspect the flat roof areas above the affected locations. This will allow us to conclusively rule out any external water ingress. At present, we consider there to be an approximately equal possibility that a minor roof defect may be contributing to the staining; however, our primary conclusion is that the majority of the damp and mould issues are being caused by inadequate ventilation combined with water ingress originating from the bathroom areas.

Should any roofing defects be identified during the inspection, a separate quotation for remedial works will be provided.

Conclusion

Based on our inspection, we believe the principal causes of the mould and damp issues within the property are:

Inadequate mechanical ventilation within the bathrooms.

Water escaping from the main bathroom bathing area.

Water ingress through defective shower enclosure components and failed grout within the ensuite bathroom.

Elevated humidity and condensation levels resulting from ineffective extraction.

Addressing these issues, together with the recommended mould remediation and redecoration works, should significantly reduce the risk of future mould growth and moisture-related damage.

Photos







Work Required

Description	Cost
Install humidistat-controlled fans to kitchen and bathroom	£825.00
Mould remediation including bath screen and re grouting	£1,900.00
Roof investigation free of charge if works are agreed	£0.00

Sub-total: £2,725.00

VAT (20%): £545.00

Total: £3,270.00

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.