
Inhome Property Solutions

Property Survey

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16/06/2026	Date Report Carried Out
Olivia Williams	Requested By

Report

178 North Street Coventry CV2 3FS

Mould & Damp Inspection Report

We attended the property to investigate reports of mould growth, dampness and historic water ingress affecting various areas throughout the property.

During our inspection, we found evidence of mould growth and staining to a number of internal walls, corners, ceilings and areas around windows. Based on the condition of the property and the visible signs present, it appears the property has suffered from a combination of water ingress and condensation issues over a prolonged period, particularly throughout the winter months.

Upon inspection of the main roof, we could not identify any significant defects at the time of our visit. The leadwork around the chimney appears to have been recently renewed, the ridge line appeared secure and intact, and the verge details were also found to be in satisfactory condition. These are all positive signs and suggest that previous issues to the main roof may have already been addressed.

However, inspection of the lower extension roof identified concerns requiring further attention. There is a substantial section of lead flashing missing where the extension roof abuts the main structure. This defect has the potential to allow water ingress during periods of heavy rainfall. In addition, the existing guttering is not performing as intended and shows signs of poor drainage and ineffective rainwater management. We would therefore recommend upgrading and renewing the guttering system serving this roof area.

Ventilation within the property is currently inadequate. The kitchen does not benefit from any mechanical extraction, which is contributing to excess moisture remaining within the property. Although an extractor fan is present within the bathroom, we believe a more effective long-term solution would be the installation of a humidistat-controlled extractor fan. We would also recommend installing a humidistat-controlled extractor fan directly vented from the kitchen to improve airflow and reduce moisture build-up.

A significant amount of mould growth is present on wallpapered surfaces throughout the property. Whilst mould treatment can remove surface contamination, wallpaper cannot be effectively washed or fully sanitised. Once mould has penetrated the wallpaper itself, it will often remain within the material and continue to reappear. For this reason, cleaning and treatment alone cannot be considered a long-term solution.

Recommendations

To bring the property back to a satisfactory condition and reduce the likelihood of future mould issues, we recommend the following works: _____

Carry out repairs to the lower extension roof, including replacement of the missing lead flashing.

Upgrade and renew defective guttering to ensure effective rainwater disposal.

Install a new humidistat-controlled extractor fan within the kitchen, vented externally.

Replace the existing bathroom extractor fan with a humidistat-controlled unit.

Remove mould-affected wallpaper where necessary throughout the property.

Carry out mould treatment to all affected areas.

Undertake all necessary wall repairs and preparation works.

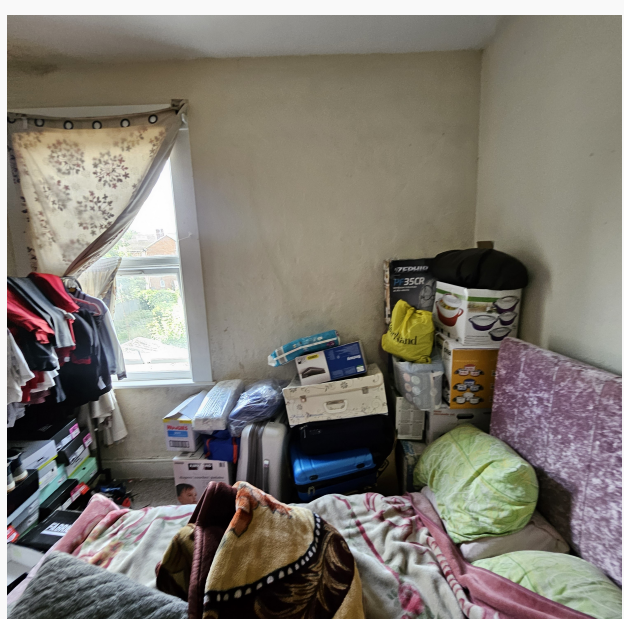
Full repaint of all wall surfaces throughout the property following treatment and repairs.

Please note that this recommendation is based on repainting wall surfaces only. No ceilings or woodwork are included within the recommended decoration works.

Following completion of the above works, we believe the mould levels within the property would be reduced to a safe standard, the underlying causes significantly improved, and the property would benefit from a fresh, clean appearance throughout. Any minor repair works identified during preparation would be undertaken as part of the wall restoration process.

Photos







Work Required

Description	Cost
Roofing works on low level extension	£800.00
Install humidistat fans to the kitchen and bathroom	£800.00
Repaint throughout, removal or wallpaper where affected by mould	£2,750.00

Sub-total: £4,350.00

VAT (20%): £870.00

Total: £5,220.00

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.