
Inhome Property Solutions

Property Survey

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23/06/2026
Corey

Date Report Carried Out

Corey

Requested By

Report

8 Watkins Road Willenhall WV12 4QN

Mould & Damp Report

Following our inspection of the property, we found that the mould and damp issues are being caused by water ingress from the chimney. Previous repair works have been carried out to the chimney; however, these repairs have unfortunately failed and have not addressed the root cause of the leak. As a result, whenever it rains, water continues to penetrate the chimney and enter the property, causing ongoing dampness and mould growth.

The recommended works are to gain access via the existing flat roofs and carry out a full repair to the chimney. This will include rebuilding and re-flaunching the top of the chimney where it has deteriorated, installing a new chimney cap and cowl, replacing the lead flashings with new Code 4 lead, and installing a new Code 4 fabricated back gutter to ensure the chimney is fully weatherproof.

Once the property has been made watertight and sufficient drying time has been allowed, we will return to prepare and redecorate the affected internal areas. This will include stain blocking and repainting the affected surfaces. Decoration will be carried out in either white or magnolia only, as these areas are located inside a cupboard. Grey paint is not recommended in this location, as it contains organic materials that can encourage mould growth.

These works will address the source of the water ingress before carrying out the necessary internal remedial repairs, helping to prevent the issue from reoccurring.

Photos



Work Required

Description	Cost
Roofing works	£1,500.00
Mould remediation	£350.00

Sub-total: £1,850.00

VAT (20%): £370.00

Total: £2,220.00

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.