
Inhome Property Solutions

Property Survey

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30/06/2026
Corey

Date Report Carried Out

Corey

Requested By

Report

119 Leicester Road WV6

Mould & Damp Report

Inspection Summary

We attended the property as instructed to investigate the recurring mould and damp issues and determine the underlying cause of the problem.

Following a full inspection of the property, including the kitchen, bathroom and affected window reveals, we found that the primary cause of the mould growth is poor ventilation, rather than penetrating or rising damp.

Findings

The property's mechanical ventilation was tested, and both the kitchen and bathroom extractor fans were found to be operating extremely inefficiently, achieving less than 20% of the airflow expected. This level of extraction is inadequate to remove the moisture generated during normal day-to-day living.

Activities such as showering, cooking, washing and general occupancy produce significant amounts of moisture. As the extractor fans are not effectively removing this humid air, the moisture remains trapped within the property. Unless windows are regularly opened, the humidity has no effective means of escaping.

As a result, condensation is forming on the coldest surfaces within the property, particularly around the window reveals, window boards, external walls and within the bathroom. This prolonged condensation has led to the mould growth visible throughout the property.

The bathroom also shows signs of mould developing to the ceiling and around the silicone and lower wall areas, which is consistent with excessive moisture and poor extraction.

Conclusion

In our professional opinion, the recurring mould is being caused by condensation due to inadequate ventilation. Unless the ventilation is upgraded, the mould is likely to continue returning, even after cleaning and redecoration.

Recommended Remedial Works

We recommend carrying out the following works:

Remove the existing extractor fan in the kitchen and replace it with a new humidistat extractor fan.

Remove the existing extractor fan in the bathroom and replace it with a new humidistat extractor fan.

The humidistat fans operate using a built-in humidity sensor. When humidity levels rise, the fans automatically switch on and continue running until the moisture levels have reduced. These fans should be left permanently powered to provide continuous automatic ventilation.

Clean and treat all mould-affected areas using a specialist anti-fungal treatment.

Apply stain block where required.

Redecorate all affected areas using anti-mould emulsion.

Remove all mould-contaminated silicone within the bathroom and replace it with new sanitary-grade anti-mould silicone.

Once the ventilation has been upgraded and the remedial works completed, the property will be in a much better position to control humidity and significantly reduce the risk of future mould growth. Continued use of the upgraded ventilation system, together with reasonable background heating and ventilation, will provide the best long-term solution.

Photos



Work Required

Description	Cost
Install humidistat-controlled fans to kitchen and bathroom	£785.00
Mould remediation	£960.00

Sub-total: £1,745.00

VAT (20%): £349.00

Total: £2,094.00

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.