
Inhome Property Solutions

Property Survey

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01/07/2026
Michael Walden

Date Report Carried Out

Requested By

Report

37A Smith Street Warwick CV34 4JA

Damp & Mould Report

Property Inspection Report

Reason for Inspection

We attended the property to investigate reports of mould growth and condensation and to identify the likely cause of the issues.

Findings

During our inspection, evidence of condensation-related mould growth was found to several internal surfaces, particularly within the kitchen and around areas where ventilation is limited. The staining and mould present are consistent with excess moisture remaining within the property due to inadequate extraction and air movement.

The property currently does not have a mechanical extractor fan installed within the kitchen. This does not provide adequate ventilation to remove moisture generated during cooking, increasing the likelihood of condensation forming on colder surfaces.

The bathroom extractor fan is also below the standard we would recommend and would benefit from being upgraded to improve moisture extraction.

No obvious signs of penetrating damp or rising damp were identified during our inspection. The mould observed appears to be consistent with condensation caused by insufficient ventilation.

Building Regulations

Current Building Regulations - Approved Document Part F (Ventilation) require adequate mechanical extraction to rooms that generate high levels of moisture, including kitchens and bathrooms.

The property's current ventilation arrangements do not meet the level of ventilation we would recommend to effectively control condensation and mould growth.

Recommendations

Kitchen Ventilation

We recommend upgrading the kitchen ventilation by installing a humidistat extractor fan to provide

continuous automatic extraction whenever humidity levels rise.

Due to the restricted access and layout of the kitchen, installation may prove difficult. We will investigate whether a new core-drilled extraction route can be achieved.

If this is not possible, we recommend installing a suitable recirculating cooker hood/extractor to improve air movement within the kitchen.

Bathroom Ventilation

We recommend replacing the existing bathroom extractor with a humidistat extractor fan. This will automatically increase extraction when humidity levels rise and continue running until moisture levels return to normal, significantly improving ventilation throughout the property.

Remedial Works

Once the ventilation improvements have been completed and the property has been allowed sufficient time to dry out naturally, we recommend carrying out the following remedial works:

Clean all mould-affected surfaces using a specialist fungicidal treatment.

Apply an anti-fungal wash to all affected areas.

Stain-block where required.

Repaint all affected walls and ceilings using a high-quality anti-mould emulsion, colour matched as closely as possible to the existing decoration.

Conclusion

In our professional opinion, the mould growth within the property is primarily the result of condensation caused by inadequate mechanical ventilation, rather than structural dampness.

Upgrading the ventilation in accordance with Approved Document Part F by installing humidistat extraction to the bathroom and improving extraction within the kitchen will significantly reduce humidity levels and help prevent future mould growth. Following these improvements, the affected areas should be cleaned, treated and redecorated to restore the property to a good condition.

Photos





Work Required

Description	Cost
Install fan to kitchen, upgrade bathroom ventilation	£945.00
Mould remediation	£800.00

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.