
Inhome Property Solutions

Property Survey

Contact Info:

Mark Taylor - Director

Unit 7, 22 Mount St,

Halesowen

B63 4NU

07585 932 784

0121 630 4960

Email: info@inhomepropertysolutions.com

Website: inhomepropertysolutions.com

01/07/2026
Eilish Summerton

Date Report Carried Out

Requested By

Report

Room 6 20 Lee Road Leamington Spa CV31 3JQ

Damp & Mould Report

Property Inspection Report

Reason for Attendance

We attended the property following reports of mushrooms growing within the front reception room. A full visual inspection of the affected areas and external roof was carried out to identify any obvious causes of moisture ingress.

Summary of Findings

During our inspection, we found significant moisture damage to the flooring within the front reception room.

The existing floor has extensively deteriorated and is no longer structurally suitable. At present, a sheet of plywood has been laid over the damaged area and is being used as the finished floor. On inspection, the subfloor beneath is damp, deteriorated and showing signs of rot. The presence of mushrooms is consistent with prolonged moisture exposure and indicates that the timber has been subjected to sustained damp conditions.

An external inspection of the roof was also carried out. It is evident that roofing works have been undertaken at some point in the past. However, without knowing the property's repair history, it is not possible to determine whether the damage has resulted from historic roof leaks, previous flooding or another source of water ingress that has since been rectified.

At the time of our inspection, we did not identify any obvious signs of an active roof leak. Based on our observations, we do not believe there is an ongoing roof defect causing the current condition. However, this cannot be guaranteed without further invasive investigations should new signs of water ingress appear.

Recommendations

We recommend the following remedial works:

Lift and dispose of all existing flooring throughout the front reception room and adjoining lounge.

Remove all damaged and rotten subfloor timbers where required.

Allow the affected areas to dry thoroughly before any reinstatement works commence.

Supply and install new structural subflooring where required.

Supply and fit new finished floor coverings throughout the affected areas.

If the dampness is solely the result of historic water ingress which has already been resolved, these works should permanently rectify the issue.

Should further evidence of ongoing water ingress become apparent once the flooring has been removed, additional investigations will be required to identify and rectify the source of the moisture before reinstatement works are completed.

Conclusion

The damage observed appears consistent with prolonged historic moisture exposure, resulting in rotten flooring and conditions suitable for fungal growth. Based on our inspection, there is currently no obvious evidence of an active roof leak. The priority is to remove the failed flooring, allow the structure to dry, and replace the damaged subfloor before installing new flooring. If any active source of water ingress is discovered during these works, this should be investigated and repaired before reinstatement proceeds.

Photos





Work Required

Description	Cost
Remove current flooring, allow to dry before replacing sub and laminate for new	£2,860.00

Sub-total: £2,860.00

VAT (20%): £572.00

Total: £3,432.00

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.