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Inhome Property Solutions

# Property Survey

## Contact Info:

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02/07/2026
Hannah

Date Report Carried Out

Hannah

Requested By

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# Report

48 Wellman Croft Birmingham B29 6NR

Damp and Mould Report

Inspection Summary

We attended the property to investigate the reported issues of damp and mould. At the time of our inspection, the property was found to be very clean, tidy and well maintained. There was no evidence of poor housekeeping contributing to the mould growth. Based on our findings, we believe the issues are being caused by defects to the external fabric of the building together with water ingress from the shower enclosure.

Findings

The roofing felt (bottom wrapper felt) to the rear elevation has perished. This is preventing rainwater from discharging correctly into the guttering and is allowing water to run behind the fascia and directly into the property beneath both rear windows.

Evidence of water ingress was noted internally beneath the rear windows, with damage to ceilings, walls and decorative finishes.

The shower door is leaking, allowing water to escape onto the bathroom floor. This has caused the flooring and subfloor beneath to become saturated and begin to deteriorate.

Mould growth was found around several window reveals, on painted surfaces and behind wallpaper. Wallpaper affected by mould cannot be effectively cleaned or treated and will require removal before redecoration.

A substantial amount of ivy has grown up the side elevation of the property. The ivy is obstructing sections of the guttering and is retaining moisture against the external walls. If left in place, this is likely to continue contributing to damp-related issues, particularly during the winter months.

Recommendations

To permanently resolve the defects identified, we recommend the following works:

Erect scaffolding to provide safe access to the rear elevation.

Lift the rear roof tiles and remove the existing battens.

Remove the failed roofing felt.

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Install a new breathable roofing membrane.

Supply and fit new treated roof battens.

Install a new EPS eaves protection system to ensure rainwater discharges correctly into the guttering.

Refit the existing roof tiles.

Remove the overgrown ivy from the side of the property and clear all affected guttering to prevent future blockages and moisture retention.

Supply and fit a new shower door to ensure the shower enclosure is fully watertight.

Remove the damaged section of bathroom flooring and the affected subfloor, replacing both with new materials where required.

Remove all mould-affected wallpaper from the property.

Clean and treat all remaining mould-affected surfaces using a specialist antifungal treatment.

Carry out all necessary making good works and redecorate the affected areas to match the existing finish using anti-mould emulsion where appropriate.

## Conclusion

In our opinion, the damp and mould issues within the property are the result of external building defects and water ingress rather than lifestyle or occupancy. Once the roofing defects, leaking shower enclosure and overgrown ivy have been addressed, the affected internal areas can be repaired, treated and redecorated to restore the property to a good condition and significantly reduce the likelihood of the damp and mould returning.

# Photos





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## Work Required

Description	Cost
Roofing works including ivy removal	£2,960.00
Mould remediation including new shower door	£3,250.00

**Sub-total:** £6,210.00

**VAT (20%):** £1,242.00

**Total:** £7,452.00

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## 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.