
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

08/07/2026
Sorsha

Date Report Carried Out

Requested By

Report

5 Heron

Mould & Damp Report

We attended the property following the checkout inspection to assess the reported mould and damp issues.

Remedial mould treatment works have now been completed, and at the time of our inspection there were no visible signs of mould remaining within the property.

Whilst carrying out these works, we tested the existing extractor fans within the kitchen and bathroom. Unfortunately, neither fan is performing as it should, meaning the property does not currently have adequate mechanical ventilation to effectively remove moisture from these high-humidity areas.

To help minimise the risk of mould returning, we recommend upgrading the existing extractor fans to humidistat-controlled fans in both the kitchen and bathroom. These automatically operate when humidity levels rise, helping to reduce condensation and moisture build-up.

Aside from improving the property's ventilation, it is also important that the tenant adequately heats the property during the colder months and regularly opens windows throughout both the summer and winter to allow fresh air to circulate. Good heating and ventilation are essential in helping to control condensation and reduce the likelihood of mould returning.

Recommendations:

Upgrade the kitchen extractor fan to a humidistat-controlled fan.

Upgrade the bathroom extractor fan to a humidistat-controlled fan.

Ensure the property is adequately heated during colder weather.

Encourage regular ventilation by opening windows where appropriate to promote airflow and reduce humidity.

Photos



Work Required

Description	Cost
Uograde ventilation	£1,450.00

Sub-total: £1,450.00

VAT (20%): £290.00

Total: £1,740.00

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.