
Inhome Property Solutions

Property Survey

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10/07/2026	Date Report Carried Out
Corey	Requested By

Report

29 Malcom Court

Mould & Damp Report

We attended the property today to investigate the reported issues of mould and damp.

Following our inspection, the mould is predominantly located within the bathroom and the airing cupboard. There are clear signs of historic and/or ongoing moisture ingress, with visible mould growth and water staining present to the affected areas.

Based on the evidence available at the time of our inspection, we believe the source of the moisture is most likely a leak from the flat directly above, or that there has previously been a leak from the flat above which has since stopped. The pattern of staining and the location of the damage strongly indicate that the moisture is originating from above rather than being caused solely by condensation.

The bathroom currently has no mechanical extraction or ventilation installed. Whilst we do not believe this is the primary cause of the damp and mould in this instance, it is contributing to elevated moisture levels within the room. Current Building Regulations (Approved Document F) require rental properties to have adequate means of ventilation in rooms that generate high levels of moisture, such as bathrooms.

Recommendations

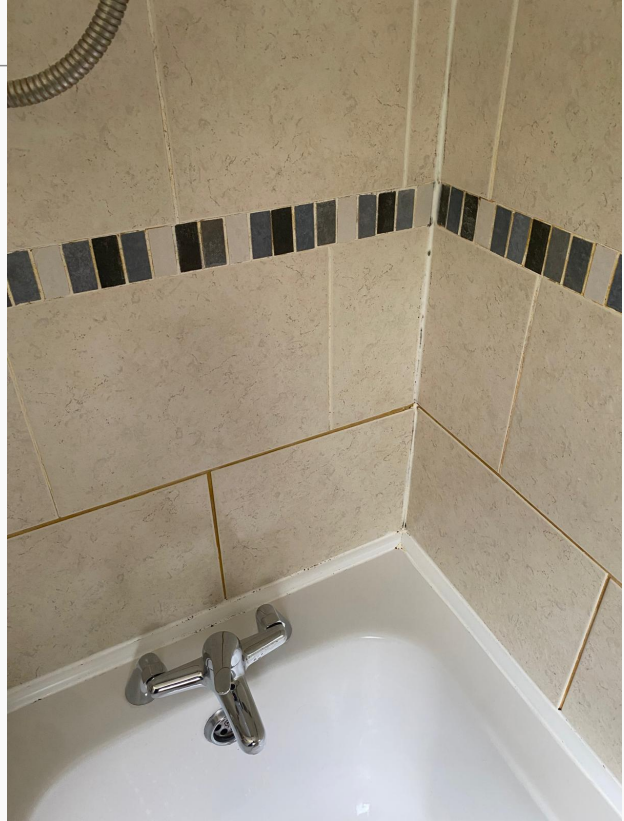
1. The first priority is to investigate the flat above and confirm whether there is an active leak. Any leak found must be repaired before remedial works are carried out within this property. If there is no active leak, it should be confirmed that the previous leak has been fully resolved.
2. Once the source of the moisture has been eliminated, all affected areas should be cleaned using a specialist fungicidal mould treatment, allowed to dry thoroughly, and then redecorated using a stain-blocking primer and anti-mould paint.
3. We strongly recommend installing a humidistat-controlled extractor fan within the bathroom. Although this is not considered to be the primary cause of the current issue, it will significantly improve ventilation, reduce humidity levels and bring the property more in line with current Building Regulations for rental accommodation.

Conclusion

The evidence suggests that the mould growth is primarily the result of moisture ingress associated with a leak from the flat above, rather than condensation alone. The source of the leak must be confirmed and resolved before internal remedial works are undertaken. Once this has been completed, the affected areas can be treated, redecorated and protected against future mould growth, with the addition of mechanical ventilation providing further long-term protection.

Photos







Work Required

Description	Cost
Mould remediation	£770.00
Humidistat-controlled fan to bathroom	£660.00

Sub-total: £1,430.00

VAT (20%): £286.00

Total: £1,716.00

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.