
Inhome Property Solutions

Property Survey

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10/07/2026
Eilish Summerton

Date Report Carried Out

Requested By

Report

71 Leahurst Crescent Birmingham B17 0LD

Mould & Damp Report

We attended the property today to investigate the reported issues of mould, damp, staining and associated damage throughout the property.

Following our inspection, it is evident that the primary cause of the mould growth is poor ventilation, resulting in excessive humidity and condensation throughout the property. Mould is predominantly present to ceilings, external walls, around window and door reveals, and within the bathroom. There are also historic water stains visible to some ceilings; however, the widespread pattern of mould growth is consistent with long-term condensation rather than isolated water ingress.

The property currently has no mechanical ventilation installed. Under Approved Document F of the Building Regulations, rental properties should have adequate mechanical ventilation to rooms which generate high levels of moisture, particularly bathrooms and kitchens. Without suitable extraction, warm moist air cannot escape the property and instead condenses on the coldest surfaces, typically external walls, window reveals, door frames and ceilings. Over time this creates the ideal conditions for mould growth, which is clearly evident throughout the property.

The bathroom is one of the highest moisture-producing rooms within any property, and without continuous extraction, humidity levels remain elevated for long periods after bathing or showering. This significantly increases the likelihood of condensation and mould developing.

A number of the affected areas are wallpapered. Due to the extent of mould contamination, the wallpaper cannot simply be cleaned. The affected wallpaper will need to be removed to allow the underlying plaster to dry correctly and to enable the mould to be fully treated.

Recommendations

1. Install humidistat-controlled extractor fans, core drilled directly through the external wall wherever possible. These fans are the preferred solution for controlling humidity and condensation as they provide continuous low-level extraction throughout the day and automatically increase their extraction rate when humidity rises. This method is considerably more effective than traditional fans that only operate with the bathroom light or discharge through long ducting runs.

2. Once adequate ventilation has been installed, our mould remediation team can attend to:

Remove all affected wallpaper.

Chemically treat all mould-affected areas using specialist fungicidal products.

Carry out any necessary making-good works to damaged plaster.

Apply stain-blocking treatment where required.

Repaint all affected areas, matching the existing decoration as closely as possible.

These works will significantly reduce the mould levels and return the affected areas to a safe condition.

Conclusion

In our professional opinion, the principal cause of the mould and damp within this property is the lack of adequate mechanical ventilation, resulting in persistent condensation. Installing suitable humidistat-controlled extraction should be considered the priority before any internal remedial decoration is undertaken, otherwise the mould is likely to return.

Important Note

Due to the current extent of the mould growth and the fact that it is continuing to spread, this quotation will remain valid for a maximum of 2-3 weeks. If the works are not instructed within this period, the property will need to be re-inspected and a revised quotation may be required, as the level of mould contamination is likely to increase over time.

Photos







Work Required

Description	Cost
Install humidistat fans to the kitchen and bathroom area	£1,250.00
Mould remediation	£1,860.00

Sub-total: £3,110.00

VAT (20%): £622.00

Total: £3,732.00

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.