
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@inhomepropertytolutions.com

Website: inhomepropertytolutions.com

14/07/2026
Corey

Date Report Carried Out

Corey

Requested By

Report

11 Tonadine Close Wolverhampton WV11 2LY

Mould & Damp Inspection Report

Inspection Summary

We attended the property to investigate the reported issues with mould and damp. Following a full inspection, we found that the primary cause of the mould is water ingress from multiple defects within the roof structure, rather than condensation alone.

Findings

Our inspection identified several defects to the roof that are allowing rainwater to enter the property. These include:

Defective ridge line with areas requiring repair.

Multiple holes and defects within the roof covering allowing water ingress.

Defective lead flashing around the chimney, permitting rainwater to penetrate the roof structure.

These defects have allowed moisture to enter the property over an extended period. As a result, the upstairs areas have been exposed to prolonged damp conditions, creating the ideal environment for extensive mould growth. The level of mould present is consistent with long-term water ingress from the roof.

Recommendations

1. Roofing Repairs (Priority)

Before any internal remedial works are carried out, the roof must be repaired to make the property fully watertight. Until all sources of water ingress have been eliminated, the mould is likely to return regardless of any internal treatment undertaken.

2. Ventilation Improvements

We recommend replacing the existing bathroom extractor fan with a humidistat-controlled extractor fan.

A humidistat fan automatically monitors the moisture levels within the bathroom and switches on whenever humidity rises above a predetermined level. It continues to run until the humidity has reduced to an acceptable level before switching off automatically. This provides continuous control of excess moisture, significantly reducing condensation and helping to prevent future mould growth.

3. Mould Remediation

Once the roofing repairs have been completed and the property is confirmed to be watertight, we recommend carrying out a full mould remediation programme. This will involve treating all affected areas using specialist mould removal products, reducing mould contamination to safe levels, removing staining where possible, and redecorating the affected areas where required.

Conclusion

The mould within the property is primarily the result of prolonged rainwater ingress caused by multiple roofing defects. The roof repairs should be completed as the first priority, followed by the installation of improved mechanical ventilation. Once these underlying causes have been addressed, mould remediation can be undertaken to restore the affected areas and minimise the risk of future mould growth.

Photos







Work Required

Description	Cost
Roofing works	£2,450.00
Mould remediation	£960.00
Install humidistat fan to the bathroom	£490.00

Sub-total: £3,900.00

VAT (20%): £780.00

Total: £4,680.00

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 reassurance 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 biostatic 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.