
Inhome Property Solutions

Property Survey

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16/07/2026
Eliza

Date Report Carried Out

Eliza

Requested By

Report

155 Sycamore Road Smethwick B66 4NS

Mould and Damp Investigation Report

Property Inspection Summary

We attended the property to investigate the reported issues of damp and mould. A full visual inspection was carried out internally and externally to identify the source of moisture ingress.

Findings

Upon entering the property, a large wet patch was evident on the internal wall adjacent to the bathroom. On entering the bathroom, standing water was present on the floor.

The toilet and sink were thoroughly checked and tested, with no signs of water ingress or leakage found from either appliance.

The bath panel was then removed, and the bath taps were run during testing. It was evident that water was running down the wall behind the bath while the taps were in use. This water is escaping behind the bath, saturating the wall and surrounding structure before finding its way beneath the bath and eventually penetrating through into the adjoining wall. This is the primary cause of the damp staining and moisture build-up identified internally.

As shown in the photographs, the area beneath the bath is heavily saturated with clear signs of prolonged moisture exposure.

External Inspection

An external inspection of the extension roof directly above the affected bathroom identified that the ridge tiles have almost completely lost their mortar bedding. Large sections of mortar are missing, allowing rainwater to penetrate directly beneath the ridge tiles during wet weather. This provides a further route for water ingress into the bathroom below.

The external brickwork adjacent to the affected area also requires repointing. Mortar joints have deteriorated significantly, allowing moisture to penetrate into the masonry and contribute to the dampness affecting the internal wall.

Ventilation

A further contributing factor is the lack of adequate mechanical ventilation within the property.

Current Building Regulations (Approved Document F) require suitable mechanical extraction within kitchens and bathrooms to control condensation and reduce humidity levels. Rental properties should be fitted with appropriate mechanical ventilation to minimise the risk of condensation, damp and mould.

We recommend the installation of humidistat-controlled extractor fans to both the kitchen and bathroom. These fans automatically operate when humidity levels increase, extracting excess moisture before it can condense on cold surfaces and contribute to mould growth elsewhere within the property.

Recommended Remedial Works

We recommend carrying out the following works:

Replace the defective bath taps to eliminate the water leak behind the bath.

Re-bed all ridge tiles on the extension roof using new mortar.

Repoint the external brickwork adjacent to the affected wall.

Supply and install humidistat-controlled extractor fans to both the kitchen and bathroom.

Carry out mould remediation to the affected kitchen areas once the sources of moisture have been eliminated.

Additional Note

During our visit we also inspected the staining in the top bedroom. The staining has reappeared through the paintwork following our previous decoration. This indicates that the area was still retaining residual moisture when it was originally treated and painted.

Now that sufficient drying time has elapsed, we will re-attend the property and repaint the affected ceiling and wall areas in the top bedroom to restore the finish at no additional labour charge once the underlying moisture issue has been addressed.

Photos





Work Required

Description	Cost
Roofing works, including motar to external wall	£460.00
Install humidistat fans to the kitchen and bathroom area	£1,200.00
Mould remediation	£500.00

Sub-total: £2,160.00

VAT (20%): £432.00

Total: £2,592.00

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.