
Inhome Property Solutions

Property Survey

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23/07/2026
Jo Gately

Date Report Carried Out

Jo Gately

Requested By

Report

273 Penns Lane
Sutton Coldfield
B76 1LS

Damp and Mould Report

Purpose of Inspection

A visual inspection was carried out following reports of mould growth and condensation within the property. The purpose of the inspection was to identify the likely cause of the damp and mould and to recommend appropriate remedial works.

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Inspection Findings

During the inspection, evidence of condensation-related mould growth was observed in a number of areas throughout the property, including:

- * Black mould growth to window reveals and surrounding ceiling junctions.
- * Mould growth within the bathroom, particularly around the window reveal, ceiling perimeter and external wall junctions.
- * Localised mould staining to silicone sealant around the bath.
- * Condensation staining to window frames and adjacent surfaces.
- * Signs of elevated internal humidity throughout the apartment.
- * Corrosion to exposed copper pipework, consistent with prolonged exposure to moisture within the internal environment.

The pattern and location of the mould growth are typical of condensation forming on colder surfaces with limited air circulation.

No evidence was found of:

- * Rising damp.
- * Penetrating damp.
- * Water ingress through the external building fabric.
- * Plumbing leaks or defective pipework.

As the property is an apartment, rising damp is not considered applicable. The moisture issues identified are not consistent with structural defects or water penetration.



Cause of Damp and Mould

The damp and mould present within the property are considered to be the result of excessive internal humidity combined with inadequate mechanical ventilation.

Moisture generated through normal day-to-day occupation, including bathing, showering, cooking and general occupancy, is not being adequately extracted from the property. As a result, humid air condenses on colder surfaces such as external walls, window reveals and ceilings, creating conditions suitable for mould growth.

The existing ventilation provision is insufficient to effectively control internal moisture levels.



Recommended Remedial Works

To improve ventilation and control internal humidity levels, it is recommended that the following works are undertaken:

- * Install a continuous running humidistat-controlled extract fan within the bathroom.
- * Install a continuous running humidistat-controlled extract fan within the kitchen.

The proposed fans should:

- * Operate continuously at a low background rate.
- * Automatically increase to boost speed when humidity levels rise.
- * Discharge directly to the external atmosphere.
- * Be installed and commissioned in accordance with the manufacturer's instructions and current Building Regulations.

The installation of continuous mechanical extraction will significantly reduce internal humidity levels, improve air circulation and minimise future condensation.



Follow-Up Works

Following the installation of the new ventilation system and once the affected areas have dried naturally, the following remedial works should be carried out:

- * Clean all mould-contaminated surfaces.
- * Apply an appropriate fungicidal treatment to all affected areas.
- * Allow treated surfaces to dry thoroughly.
- * Prepare surfaces where required.

- * Redecorate using a mould-resistant paint system.
- * Remove and replace mould-affected silicone sealant around the bath where necessary. _____

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Conclusion

The evidence observed during the inspection indicates that the dampness and mould are condensation-related and are attributable to elevated internal humidity and inadequate mechanical ventilation.

No evidence was identified to suggest that the mould is the result of rising damp, penetrating damp, plumbing leaks or defects within the building envelope.

The installation of continuous running humidistat-controlled extract fans to both the kitchen and bathroom will provide effective long-term mechanical ventilation, reducing internal humidity levels and preventing the recurrence of condensation and mould growth. Following completion of these works, the affected areas should be cleaned, treated with a fungicidal solution and redecorated using a suitable mould-resistant paint system.

Photos







Work Required

Description	Cost
Install humidistat fans to kitchen and bathroom	£1,150.00
Mould remediation	£750.00

Sub-total: £1,900.00

VAT (20%): £380.00

Total: £2,280.00

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.