
Inhome Property Solutions

Property Survey

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28/07/2026
Hannah Higginbottom

Date Report Carried Out

Hannah Higginbottom

Requested By

Report

75 Cecil Road
Selly Park
Birmingham
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Mould & Damp Investigation Report

We attended the property today to investigate reports of mould and damp affecting the kitchen, bathroom and rear bedroom.

Mould is typically caused by one or more of the following: water ingress, plumbing leaks, rising damp or inadequate ventilation. Following our inspection, we identified three of these four causes.

Findings

- * **Water Ingress:** The external guttering is heavily blocked with vegetation and debris, allowing rainwater to overflow and penetrate the building.
- * **Poor Ventilation:** There are no mechanical extractor fans installed in either the kitchen or bathroom. Current Building Regulations require adequate ventilation to remove moisture generated from cooking and bathing. Without this, condensation builds up and encourages mould growth.
- * **Bathroom Defects:** Further defects were identified within the bathroom. We recommend replacing the bath screen, repairing two additional leaks and replacing failed grout where required to prevent further water ingress.

Recommendations

- * Clear all guttering around the property and inspect for any further roof defects.
- * Supply and install humidistat extractor fans to the kitchen and bathroom. These fans automatically extract moisture when humidity levels rise, helping to prevent future condensation and mould growth.
- * Replace the bath screen.
- * Repair the two bathroom leaks.
- * Replace failed grout where necessary.
- * Treat all affected mould with a professional fungicidal wash.
- * Once all sources of moisture have been rectified and the property has fully dried, redecorate the affected areas using stain block and anti-mould paint.
- * Due to the level of moisture damage, some areas of plaster have deteriorated and may require skimming before decoration to achieve a suitable finish.

Conclusion

The mould within the property is being caused by a combination of water ingress from blocked guttering, inadequate ventilation and internal bathroom defects. There is no evidence from this inspection to suggest rising damp is the primary cause.

To achieve a long-term solution, the sources of moisture must be rectified before any mould treatment or redecoration is carried out. Simply cleaning or painting over the mould without addressing these underlying issues is likely to result in the mould returning.

Photos





Work Required

Description	Cost
Gutter Clear	£200.00
Humidistat Controlled Ventillation Systems	£1,150.00
Plumbing Issues	£350.00
Mould remediation	£1,470.00

Sub-total: £3,170.00

VAT (20%): £634.00

Total: £3,804.00

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.