
Inhome Property Solutions

Property Survey

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04/08/2026
Katrina Edwards

Date Report Carried Out

Katrina Edwards

Requested By

Report

Mould & Damp Inspection Report

Property Type: Fourth Floor Apartment

Findings

We attended the property to carry out a mould and damp inspection following reports of mould growth within the bathroom.

During our inspection, mould growth was identified around the shower enclosure, predominantly affecting the silicone sealant and grout joints. Further mould growth was also noted to the silicone behind the wash hand basin. The mould is localised to these areas only.

There are no visible signs of rising damp, and as this is a fourth-floor apartment, rising damp is not considered a contributing factor. We also found no evidence of water ingress or plumbing leaks during our inspection.

The bathroom ventilation was inspected and found to be operating correctly. The extractor fan is compliant and provides adequate mechanical ventilation for the room. In our professional opinion, the existing ventilation is satisfactory and does not require upgrading or replacement.

It is evident that whilst the underlying cause of condensation has been addressed, the existing mould contamination and affected sealants have not previously been professionally remediated, allowing mould staining and fungal growth to remain visible.

Recommendations

To return the bathroom to a clean and hygienic condition, we recommend carrying out the following mould remediation works:

- * Professionally clean all mould-affected surfaces.
- * Apply a specialist anti-fungal treatment to eliminate mould spores.
- * Remove all mould-affected silicone around the shower enclosure and behind the wash hand basin.
- * Apply new sanitary-grade anti-mould silicone.
- * Remove all mould-affected grout where required and re-grout the affected areas.
- * Prepare and redecorate any affected painted surfaces with mould-resistant paint where staining remains following treatment.

Conclusion

Following our inspection, we found no evidence of rising damp, penetrating damp, water ingress or plumbing defects. The bathroom ventilation is operating correctly and is considered adequate for the space.

The remaining issue is historic mould contamination that has not been professionally remediated. We therefore recommend the mould remediation works detailed above, including cleaning, specialist treatment, re-grouting, re-siliconing and decorating any affected painted surfaces to fully restore the bathroom and minimise the likelihood of mould reoccurring.

Photos





Work Required

Description	Cost
Mould remediations	£460.00

Sub-total: £460.00

VAT (20%): £92.00

Total: £552.00

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.