
Inhome Property Solutions

Property Survey

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18/08/2026
Corey Carrington

Date Report Carried Out

Requested By

Report

Mould and Damp Inspection Report

Property Inspection Report

Following our attendance at the property, we carried out a full inspection of the mould-affected areas throughout the property, including the downstairs bathroom, kitchen and upstairs bedrooms.

During our inspection, we identified significant mould growth to the bathroom ceiling, particularly around the external wall and the existing extractor fan. The level and pattern of mould growth strongly suggest that excessive moisture and inadequate ventilation are the primary causes.

We also identified cracking and deterioration to the painted surfaces within the kitchen, together with visible signs of moisture-related damage. Further mould growth was found within the upstairs bedrooms, particularly to the external walls and around the lower sections of the walls adjacent to the beds and windows.

Based on our findings, we believe that the property is suffering from excessive humidity and poor air circulation, resulting in condensation forming on the coldest surfaces within the property. The current extraction systems do not appear to be adequately removing moisture from the kitchen and bathroom.

The photographs also show staining and mould growth to the upstairs walls and ceilings. Although condensation appears to be the most likely cause, we cannot completely rule out water ingress from an external source.

We therefore recommend that a full roof inspection is carried out to identify any defects that may be allowing water to penetrate the property and contribute to the mould issues.

During our external inspection, we also identified a disconnected downpipe. This should be reconnected to ensure rainwater is being correctly discharged and to reduce the risk of additional moisture affecting the property.

Recommended Works:

- * Upgrade the ventilation within the bathroom by installing a new humidistat-controlled extractor fan.
- * Upgrade the ventilation within the kitchen by installing a new humidistat-controlled extractor fan.
- * Carry out a full roof inspection to identify any potential sources of water ingress.
- * Reconnect the disconnected downpipe.
- * Complete mould remediation works to all affected areas, including cleaning, treatment, stain

blocking and redecoration, once the underlying causes have been addressed.

In our professional opinion, the majority of the mould appears to be condensation-related and caused by excessive moisture within the property. However, further investigation of the roof is strongly recommended to eliminate any possibility of water ingress contributing to the issue.

Photos





Work Required

Description	Cost
Ventilation Upgrades	£1,000.00
Mould remediations	£3,440.00

Sub-total: £4,440.00

VAT (20%): £888.00

Total: £5,328.00

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.