
Inhome Property Solutions

Property Survey

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18/08/2026
Joshua Cleveland

Date Report Carried Out

Joshua Cleveland

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 areas affected by mould, condensation and moisture-related damage throughout the property.

During our inspection, we identified significant mould growth within the upstairs bathroom, together with staining to the ceiling, deterioration around the extractor fan, discoloured grout lines and clear signs of prolonged exposure to excessive moisture.

We also identified mould growth within the downstairs bathroom. In our opinion, this is being caused by inadequate ventilation and high humidity levels within the property.

Further defects were identified within the bedrooms, including mould growth to external walls, staining, cracked plaster, damaged wallpaper and areas where the wall coverings have begun to separate from the substrate. We also noted cracking to several wall and ceiling areas throughout the property.

Based on our findings, we believe the primary cause of the mould is excessive moisture and inadequate ventilation within the property. The current extraction systems do not appear to be effectively removing moisture, allowing condensation to develop on colder surfaces and creating the conditions required for mould growth.

During our inspection, we also identified evidence of a leak within the upstairs bathroom, which may be contributing to the moisture issues within the property.

Recommended Works Included Within This Quotation:

- * Upgrade the ventilation within the upstairs bathroom by installing a new humidistat-controlled extractor fan.
- * Upgrade the ventilation within the downstairs bathroom by installing a new humidistat-controlled extractor fan.
- * Upgrade the ventilation within the kitchen by installing a new humidistat-controlled extractor fan.
- * Send a qualified plumber to investigate the bathroom leak and carry out the necessary repairs to stop the leak where possible.
- * Carry out all necessary mould remediation works, including cleaning, treating and removing mould from all affected areas.
- * Prepare and redecorate all affected surfaces, including stain blocking and repainting.
- * Repair and fill any cracks where required.

* Carry out wallpaper repairs and treatment to any loose or damaged areas.

Should the leak prove to be more extensive than initially anticipated and further repairs be required, a separate quotation will be provided before any additional works are undertaken.

Although the majority of the issues appear to be condensation-related, there are several areas showing staining and cracking that could indicate the possibility of water ingress. Should there be any concerns regarding water ingress, we would be happy to carry out a full roof inspection to rule out any external defects.

Photos





Work Required

Description	Cost
Ventilation upgrades	£1,315.00
Mould remediations and plumbing works	£4,200.00

Sub-total: £5,515.00

VAT (20%): £1,103.00

Total: £6,618.00

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.