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Inhome Property Solutions

# Property Survey


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| 20/10/2026 | Date Report Carried Out |
| Cam Sohota | Requested By |

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# Report

Mould & Damp Inspection Report & Recommended Works

Inspection Date: 20 October 2026
Inspection Type: Mould, Damp & Ventilation Assessment

Overview

We attended the property to investigate the reported mould growth and establish the likely cause of the issues throughout the property.

During our inspection, mould growth and mould staining were identified throughout the property. The mould is not isolated to one particular room or area and can be seen on walls throughout. Some areas are considerably worse than others, while certain walls only have relatively small amounts of visible mould. Nevertheless, mould is present throughout the property and requires remediation.

A large proportion of the property is currently wallpapered, and mould contamination can be seen affecting these wall coverings.

Ventilation Inspection

As part of our investigation, we inspected the existing ventilation systems serving the property.

The ventilation units appear to be relatively modern and in good condition. The tenants have also confirmed that previous contractors attended the property and upgraded the ventilation systems serving both the bathroom and kitchen.

From our inspection and the information provided, we have found no obvious current ventilation defect that would explain the widespread mould growth throughout the property.

It appears that previous contractors have already taken appropriate steps to improve the ventilation within the property.

Roof Inspection / Water Ingress

The tenants have advised us that repairs have previously been carried out to the roof.

We visually inspected the accessible areas and the roof appears to be in good overall condition, with no obvious defects or visible evidence of current water penetration.

We therefore found no evidence during our inspection to suggest that an active roof leak or ongoing

external water ingress is responsible for the mould currently present throughout the property.

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Rising Damp

We also inspected the property for signs that would indicate rising damp.

We did not identify evidence consistent with rising damp. The mould is present at various heights throughout the property, including higher areas of walls and wall-to-ceiling junctions, rather than following the typical low-level pattern associated with rising damp.

Based on our findings, we do not believe rising damp is responsible for the widespread mould contamination.

Existing Wallpaper & Mould Contamination

The most significant issue identified during our inspection is the condition of the existing wallpaper and decorative finishes.

The tenants have advised us that although previous contractors have carried out works to the roof and upgraded the ventilation systems, the wallpaper throughout the property has never been removed and the existing mould contamination has not undergone full remediation.

This is consistent with what we observed during our inspection.

Mould is present on the wallpaper throughout the property. Some areas have significant contamination, while others have smaller amounts.

Once wallpaper has become contaminated with mould, simply cleaning the visible surface is not considered sufficient remediation. The contamination can affect the wallpaper itself, its joints and potentially the surfaces behind it.

For this reason, attempting to clean and paint over the existing wallpaper would not properly address the existing contamination. The wallpaper needs to be removed so that the underlying surfaces can be accessed, treated and properly redecorated.

Findings & Conclusion

Based on our inspection, we have found no evidence to suggest that the current widespread mould contamination is being caused by rising damp, an obvious active roof leak or an obvious defect with the upgraded kitchen and bathroom ventilation systems.

The evidence instead suggests that the original contributing issues have previously been addressed, but the existing mould contamination itself has never been fully remediated.

The roof has undergone previous repair works and currently appears to be in good condition. The kitchen and bathroom ventilation systems have also previously been upgraded and appear relatively

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modern.

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In our opinion, the previous works have dealt with the identifiable underlying causes, but they have not completed the mould-remediation process. Addressing the contaminated wallpaper and decorative finishes is therefore the next necessary step in resolving the mould problem within the property.

Recommended Mould Remediation Works

Due to the extent of the contamination and the fact that wallpaper is present throughout the property, this will require a substantial mould-remediation and redecoration programme rather than isolated cleaning or patch repairs.

We recommend sending two experienced painters/decorators to carry out the works.

The first stage will involve systematically stripping the existing wallpaper from the affected areas throughout the property. Furniture, cupboards, shoe racks and other belongings will need to be moved away from the walls as the works progress to provide access to all affected surfaces.

Once the wallpaper has been removed, the exposed walls will be inspected and all areas of mould contamination will be thoroughly cleaned and chemically treated using an appropriate mould treatment.

Providing the existing plaster beneath the wallpaper is in a suitable and serviceable condition, the walls will then be prepared as required, minor imperfections made good where reasonably possible, and the surfaces prepared ready for decoration.

Due to the amount of wallpaper within the property and the extent of the mould contamination, we estimate that two operatives will require approximately one working week to strip the existing wallpaper, carry out the mould-remediation treatment and prepare the affected surfaces.

Following completion of the remediation and preparation stage, the property will then require full redecoration of the affected walls.

We estimate that two painters will require approximately a further working week to complete the painting and redecoration works throughout the property, including the necessary coats to leave the affected areas in a clean and suitable decorative condition.

Estimated Programme

The complete works are expected to take approximately two working weeks with two operatives:

* Week 1: Strip the existing wallpaper throughout, expose and inspect the walls, chemically clean and treat the mould contamination and prepare the surfaces ready for decoration.
* Week 2: Fully repaint and redecorate the affected walls throughout the property, subject to the condition of the underlying plaster once exposed.

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Important Advisory Note – Condition of Plaster

The condition of the plaster beneath the existing wallpaper cannot be fully established until the wallpaper has been stripped from the walls.

Within the quoted works, we will do everything reasonably possible to prepare the existing walls and complete the painting works to a suitable decorative standard. Normal preparation and minor making-good required as part of the decorating works will be undertaken wherever reasonably possible within the agreed price.

However, should removal of the wallpaper reveal that areas of the underlying plaster have failed, blown, become loose, severely deteriorated or are otherwise unsuitable to prepare and paint, substantial plaster repairs or replastering would constitute additional works and are not included within the quoted mould-remediation and decorating works.

Should this situation arise, we will stop the works at the appropriate stage rather than carry out additional unapproved works. The client will be informed of our findings, and the works completed up to that point will be invoiced accordingly.

A separate quotation will then be provided for any necessary plastering or replastering works. Once these additional works have been approved and completed, the remaining preparation and decoration can then proceed as required.

This approach is necessary because the true condition of the plaster is concealed by the existing wallpaper and therefore cannot reasonably be determined until the stripping process has commenced.

Overall Recommendation

Our recommendation is to proceed with a full mould-remediation and redecoration programme throughout the property.

The previous roof repairs and ventilation upgrades appear to have addressed the identifiable underlying contributing issues. However, these works alone do not remove mould contamination that is already present within the existing wallpaper and decorative finishes.

The next necessary step is therefore to remove the existing contaminated wallpaper, carry out the appropriate mould-remediation treatment to the exposed surfaces and, subject to the underlying plaster being suitable, fully prepare and repaint the affected areas throughout the property.

This will complete the remediation process that appears not to have been undertaken following the previous roof and ventilation works and will address the remaining visible mould contamination throughout the property.

# Photos





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# Work Required

| Description | Cost |
| --- | --- |
| Mould remediation | £6,875.00 |

**Sub-total:** £6,875.00

**VAT (20%):** £1,375.00

**Total:** £8,250.00

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# 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 re assurance 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 bistatic 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.