REQUIRES URGENT ATTENTION!

Inhome Property Solutions

Property Survey

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23/10/2026	Date Report Carried Out
Eilish Summerton	Requested By

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Report

Mould, Damp & Water Ingress Inspection & Quotation

We attended the property today to investigate the reported issues with mould, damp and water ingress.

Following our inspection, we have identified several issues which require attention.

Upstairs Bathroom – Mould & Ventilation

There are significant amounts of mould present within the upstairs bathroom, particularly to the ceiling and surrounding areas.

The existing bathroom extractor fan has been tested and is not operational. This is resulting in inadequate extraction of moisture generated from showering and bathing.

We recommend removing the existing failed fan and supplying and installing a new humidistat-controlled extractor fan.

A humidistat fan automatically monitors humidity levels within the bathroom. When humidity rises, the fan automatically activates and continues extracting moisture until humidity levels have reduced.

This provides more effective and consistent ventilation and will significantly improve moisture management within the bathroom, helping to prevent condensation and recurring mould growth.

Mould Around Windows

Mould is also present around a number of windows within the property.

Windows and their surrounding reveals are generally some of the coldest surfaces within a property. When warm, moisture-laden air comes into contact with these colder surfaces, condensation forms.

The lack of adequate ventilation is contributing to the elevated humidity levels and subsequent mould growth around these areas. Installing the proposed humidistat-controlled bathroom fans will help manage humidity within the property and reduce condensation.

Downstairs – Mould & Ventilation

During our inspection, we also identified mould growth to areas downstairs.

There is mould present around the kitchen windows, as well as mould within the downstairs bathroom around the windows and across areas of the ceiling.

As with the upstairs areas, we believe inadequate ventilation and elevated humidity levels are contributing significantly to the mould growth.

We therefore recommend supplying and installing a second humidistat-controlled extractor fan within the downstairs bathroom.

The humidistat fan will automatically monitor moisture levels and activate when humidity rises, extracting moisture from the property rather than allowing it to remain internally and condense against colder surfaces such as windows and ceilings.

This means we are recommending a total of two new humidistat-controlled extractor fans within the property:

* One within the upstairs bathroom.
* One within the downstairs bathroom.

The addition of these two fans will significantly improve mechanical ventilation throughout the property, help control internal humidity and address one of the primary causes of the condensation-related mould currently present both upstairs and downstairs.

Bedroom Chimney Breast – Water Ingress

There are signs of water ingress and associated damp/mould around the chimney breast within the bedroom.

Upon inspection, the external chimney requires remedial works to prevent further water ingress.

Proposed Chimney Works

We will:

* Supply and erect suitable scaffolding to the front of the property to provide safe access to the chimney.
* Remove defective leadwork as required.
* Supply and install new leadwork around the chimney to create a suitable weatherproof seal.
* Carry out repairs/renewal to the chimney flaunching as required.
* Cap the chimney to help prevent water ingress.
* Check the immediate chimney/roof junction whilst access is available.
* Remove associated waste from site.

No Heating or Hot Water – Contributing Factor

The tenant has advised that the property currently has no heating or hot water.

This is an important contributing factor and is likely to be negatively affecting the mould and condensation conditions within the property.

Without adequate heating, the internal walls, ceilings, windows and other surfaces remain considerably colder. When moisture and humidity are present within the air, they will naturally condense more readily against these colder surfaces.

This is particularly relevant around the windows, which are already amongst the coldest points within the property and where mould growth is currently visible.

The combination of inadequate ventilation and a lack of heating creates conditions in which condensation and mould are much more likely to develop and spread.

We therefore strongly recommend that the heating and hot-water issue is investigated and restored as soon as possible. Restoring adequate heating, alongside installing the proposed humidistat-controlled ventilation, will help maintain warmer internal surfaces, control condensation and significantly improve the overall conditions contributing to mould growth.

Additional Leak Investigation – £350 Repair Limit

There are also signs of water staining internally, including staining to the kitchen ceiling. The kitchen is situated below the bathroom; however, during today's inspection we were unable to positively identify the source.

We therefore recommend sending a qualified plumber to investigate the reported leaks and associated plumbing/heating issues.

The plumber will attend with a maximum repair limit of £350.

Any repairs that can reasonably be completed within this limit will be carried out during the visit. If further or more substantial works are required, these will be reported and quoted separately.

The £350 is a maximum repair limit. If the full amount is not required, the invoice will be reduced accordingly.

Mould Remediation Works

We are quoting to carry out the required mould remediation works as one complete package covering all currently identified mould-affected areas within the property.

The works will include:

* Clean and chemically treat all mould-affected areas within the upstairs bathroom, including the ceiling and surrounding surfaces.
* Clean and chemically treat all currently affected window surrounds and reveals upstairs.
* Clean and chemically treat the affected areas within the bedroom around the chimney breast.

* Clean and chemically treat the mould-affected areas around the downstairs kitchen windows.
* Clean and chemically treat the affected window areas and ceiling within the downstairs bathroom.
* Prepare all affected surfaces as required following treatment.
* Repaint the affected areas using suitable mould-resistant paint.
* Complete the remediation once the relevant underlying ventilation and water-ingress issues have been addressed and the affected areas are sufficiently dry.
* Remove associated waste and leave all working areas clean and tidy.

The mould remediation price is therefore based upon treating all currently identified mould-affected areas upstairs and downstairs as one complete remediation package.

The price is based upon the current extent and condition of the affected areas as observed during today's inspection.

VERY IMPORTANT – QUOTATION VALID FOR 7 DAYS ONLY

Due to the condition of the property and the fact that we believe there are currently active leaks/water ingress present, this quotation for the mould remediation works is valid for SEVEN DAYS ONLY from the date of issue.

There is a possibility that the affected areas may deteriorate or that the extent of the mould, damp and associated damage may increase while the underlying leaks remain active.

If the works are not authorised within seven days, the property will need to be reassessed before the mould remediation quotation can be accepted. Should the affected areas have worsened or increased in size, the original quotation will no longer apply and a revised quotation may be required.

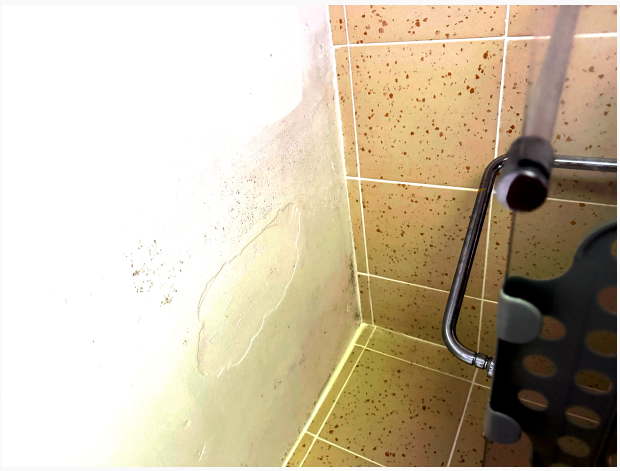
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Work Required

Description	Cost
Ventilation Upgrades	£812.00
Roofing works	£1,900.00
Plumbing investigation	£291.67
Mould remediations	£2,500.00

Sub-total: £5,503.67

VAT (20%): £1,100.73

Total: £6,604.40

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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.