
Inhome Property Solutions

Property Survey

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27/10/2026
Declan Rice

Date Report Carried Out

Requested By

Report

110 Hollyhock Road

We attended the property as requested by the above to investigate damp and mould affecting several areas.

The property is older, and the roof does not appear to have undergone many repairs over the years. From the areas inspected, the roof appeared to be in reasonable condition, with no visible signs of water penetrating through the roof. No visible signs of rising damp or active leakage from the bathroom were identified during our visit.

There were signs of condensation build-up around windows and doors throughout the property. Ventilation was tested and found to be extremely inadequate.

The kitchen extractor fan operated when tested; however, there were indications that it was not being used during cooking. This is contributing to moisture remaining within the property rather than being extracted.

We arrived at approximately twelve o'clock, and almost all curtains and blinds were closed, restricting natural daylight and air circulation around the windows. The property felt cool, with no apparent indication that the heating had recently been operating or that windows had recently been opened.

The property was generally reasonably tidy, although the kitchen was cluttered and a black bag containing food waste was present in one of the bedrooms. Limited ventilation, closed curtains and blinds, insufficient heating and food waste left in bedrooms are not helping the conditions within the property.

Large trees are situated to the front and rear of the property, and a substantial build-up of leaves was visible within the gutters. This can restrict the free flow of rainwater and cause the gutters to overflow.

Signs of water ingress were identified in the rear bedroom. We believe restricted or overflowing guttering may be contributing to this issue, rather than water penetrating through the roof. The gutters should be cleared and checked, with the affected area reassessed afterwards.

The bathroom is the main area of concern, with substantial mould growth across the ceiling and walls. Mould was also evident around the silicone seals and within areas of grout. The property is occupied by a family with young children, making the extent of the mould particularly concerning.

The bathroom extractor fan was tested and provided very little extraction. It is an extremely old fan

and is considered inadequate for dealing with the humidity and condensation generated through regular use of the bathroom.

The bathroom is dated and in poor condition in places, although no obvious active plumbing leaks were identified during our inspection.

The loft was also checked, and no loft insulation was observed. This allows heat to escape more readily, making the property harder to keep warm and contributing to colder ceiling surfaces where condensation can develop.

In our opinion, inadequate ventilation is the main cause of the widespread condensation and mould. Cold internal conditions and the absence of loft insulation are also contributing factors. The observations regarding heating, window opening and closed curtains relate to the conditions at the time of our visit.

Recommended works

- Supply and install humidistat-controlled extractor fans in the kitchen and bathroom, both discharging directly outside. These fans would operate continuously, with an automatic boost when humidity levels rise, without relying on the tenants to switch them on and off.
- Install suitable loft insulation to reduce heat loss and help maintain warmer internal conditions.
- Thoroughly clean and treat all mould-affected areas, including walls, ceilings, window surrounds and door surrounds. Prepare and repaint affected decorated surfaces once suitably dry.
- Based on the visible condition, cleaning, treatment and redecoration appear appropriate at this stage, without cutting out the plasterboard. The underlying surfaces should be checked during the works, with any deterioration identified reported separately.
- Rake out and renew the bathroom silicone seals.
- Carefully remove and renew affected grout where the tiles remain secure. Should tiles become loose or come away during this work, any additional tiling or backing repairs would require a separate quotation.
- Clear the gutters to the front and rear, including checking outlets and downpipes to ensure rainwater can flow freely.
- Arrange a separate roof inspection and report to check the roof's condition ahead of the winter months.

The tenants should be advised to open windows for short periods in the morning and evening, open curtains and blinds during daylight hours, remove food waste promptly and use the heating on a timer to maintain a suitable temperature throughout the day.

Conclusion

We believe the principal cause of the mould and condensation is a lack of adequate ventilation, particularly within the bathroom, where the existing extractor fan is providing very little effective extraction. The absence of loft insulation and the cold conditions noted during the visit are also contributing to the problem.

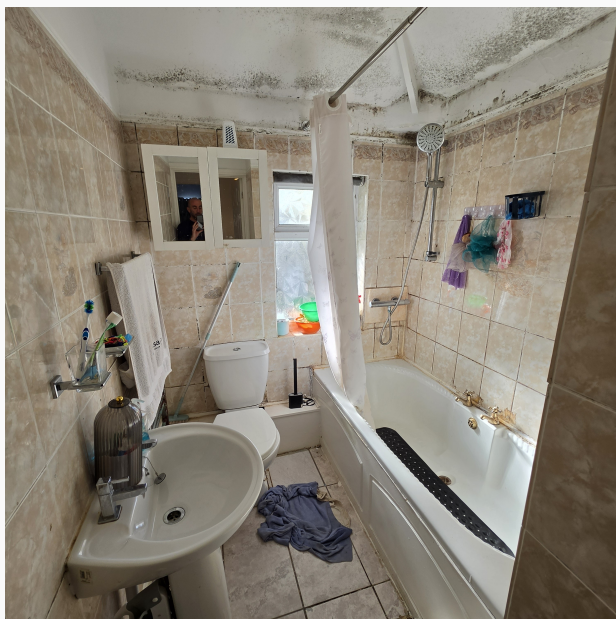
Given the substantial mould growth and the presence of young children, these works should be prioritised. The mould should be professionally cleaned and treated promptly, alongside _____ improvements to extraction and insulation, to address the underlying conditions and reduce the likelihood of recurrence.

The front and rear gutters should also be cleared to address the suspected contribution to water ingress in the rear bedroom. Cleaning and repainting alone will not provide a lasting solution unless the ventilation and moisture issues are addressed.

Photos







Work Required

Description	Cost
Humidistat-controlled Fans	£825.00
Mould Remediation - Including Gutter Clearance And Roof Inspection	£2,280.00
Install a minimum of 270mm Loft Insulation	£650.00

Sub-total: £3,755.00

VAT (20%): £751.00

Total: £4,506.00

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 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.