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Inhome Property Solutions

Property Survey

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04/11/2026	Date Report Carried Out
Harvey Gill	Requested By

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Report

Damp and Mould Inspection Report & Quotation

We attended the property to carry out a detailed inspection following concerns regarding damp, mould growth, inadequate ventilation and potential water ingress affecting various areas of the property.

During our inspection, we identified several issues requiring attention, particularly within the kitchen, bathroom and upstairs bedrooms. We also identified inadequate loft insulation, which may be contributing to heat loss and colder internal surfaces.

Our findings and recommended remedial works are detailed below.

Kitchen – Damp, Mould and Inadequate Ventilation

During our inspection of the kitchen, we identified significant mould growth affecting the flooring, with extensive black discolouration and suspected mould contamination across large sections of the existing floor covering.

There were also visible signs of mould growth affecting sections of the kitchen walls, particularly around the window area and surrounding surfaces.

One of the main concerns identified was the complete absence of mechanical extraction within the kitchen. There is currently no extractor fan installed to effectively remove excess moisture and humidity generated through everyday activities such as cooking, washing and general kitchen use.

This is contributing to an environment where excess moisture can accumulate, increasing the likelihood of condensation and subsequent mould growth.

The lack of suitable mechanical extraction also raises concerns regarding current Building Regulations Part F ventilation standards. Although compliance requirements depend on the age of the property and any previous alterations, we strongly recommend upgrading the ventilation arrangements.

Works Recommended – Kitchen

We recommend the following remedial works are carried out:

* Supply and install a new suitable humidistat-controlled extractor fan, ducted directly to the outside of the property, to provide effective mechanical ventilation.
* Carry out any necessary core drilling and electrical connections required for the installation.

* Remove and dispose of the existing heavily mould-affected kitchen flooring.
* Thoroughly inspect, clean and prepare the exposed subfloor, including treating any mould contamination and ensuring the surface is suitably dry before installing the replacement flooring.
* Supply and fit new lino flooring throughout the kitchen, including any necessary preparation and suitable underlay, to provide a clean, hygienic and durable finish.
* Chemically clean and treat all mould-affected wall surfaces using appropriate professional mould treatment products.
* Prepare and make good any affected wall surfaces where required.
* Apply suitable stain-blocking treatment where necessary.
* Repaint the affected wall areas using a suitable mould-resistant paint system to provide a clean and presentable finish.

The installation of appropriate mechanical ventilation will significantly improve moisture extraction within the kitchen and help reduce the likelihood of condensation-related mould returning, provided there are no other underlying moisture issues.

Bathroom – Damp, Mould and Inadequate Ventilation

During our inspection of the bathroom, we identified mould growth affecting several areas, particularly around the silicone seals, tile grout, wall surfaces and ceiling junctions.

The mould growth is consistent with an environment experiencing elevated humidity and insufficient moisture extraction.

Although an extractor fan is currently installed within the bathroom, this was tested during our inspection and found to be operating below the required effective extraction levels.

As a result, the existing fan is not adequately removing the moisture generated through showering, bathing and general bathroom use.

This is allowing humidity to remain within the room for prolonged periods, increasing the likelihood of condensation forming on colder surfaces and encouraging further mould growth.

Works Recommended – Bathroom

We recommend the following remedial works are carried out:

* Remove the existing inadequate bathroom extractor fan.
* Supply and install a new suitable humidistat-controlled extractor fan with appropriate extraction capacity.
* Ensure the new fan is correctly ducted to the outside and tested upon completion.
* Chemically clean and treat all affected wall and ceiling surfaces to remove existing mould contamination.
* Remove and renew any silicone sealant that has become heavily contaminated with mould.
* Thoroughly clean and treat the affected tile grout, carrying out localised grout repairs where necessary.

* Prepare and make good any affected painted surfaces.
* Apply suitable stain-blocking treatment where required.
* Repaint affected areas using a suitable mould-resistant bathroom paint system to provide a clean and presentable finish.

The new humidistat-controlled extractor fan will automatically respond to increased humidity levels, helping to remove excess moisture more effectively and reducing the conditions that encourage mould growth.

We recommend completing the ventilation improvements before carrying out the final decorative remedial works to ensure the best possible long-term results.

Upstairs Bedrooms – Water Ingress and Internal Remedial Works

During our inspection of the upstairs accommodation, we identified two separate areas showing visible signs of water ingress.

There is discolouration and staining affecting sections of the upper walls and ceiling junctions, consistent with moisture entering the property.

These areas are of particular concern as the staining appears to indicate an ongoing issue rather than simply historic damage.

With the recent periods of rainfall, the affected areas are reportedly continuing to deteriorate, suggesting that further moisture may still be entering the building.

We recommend arranging for one of our roofing contractors to attend the property to investigate the potential source of water ingress.

This roofing inspection will be carried out free of charge.

The purpose of this inspection will be to identify any defects within the roof or surrounding areas that may be allowing rainwater to enter the property.

In addition to the roofing inspection, we are also providing a quotation for the internal remedial works required within the affected upstairs bedroom.

Works Recommended – Upstairs Bedroom

We recommend the following remedial works are carried out:

* Carefully strip and remove the existing wallpaper from the affected bedroom wall, as the wallpaper has been exposed to moisture and may be concealing further mould contamination beneath the surface.
* Remove and dispose of all stripped wallpaper and associated waste materials.
* Thoroughly inspect the exposed wall surface for any further signs of moisture damage or mould

growth.
* Chemically clean and treat the exposed wall using suitable professional mould treatment products.
* Allow the treated surfaces to dry adequately before proceeding with further decorative works.
* Prepare the stripped wall, carrying out any necessary filling, sanding and minor surface repairs to provide a suitable finish for decoration.
* Apply suitable stain-blocking treatment where required to prevent existing water staining from bleeding through.
* Repaint the stripped wall using a suitable mould-resistant paint system.
* Chemically clean and treat the other two affected bedroom walls to remove any existing mould contamination.
* Prepare and make good any minor surface defects affecting these two walls.
* Apply suitable stain-blocking treatment where necessary.
* Repaint both walls using a suitable mould-resistant paint system to achieve a clean, uniform and presentable finish.
* Remove all associated waste materials and leave the working areas clean and tidy upon completion.

These remedial works will address the existing internal mould contamination, damaged wallpaper and affected decorative finishes within the bedroom.

Important: The internal remedial works will only be carried out once the source of the water ingress has been identified, any necessary external repairs have been completed and the affected surfaces have dried sufficiently.

Should the roofing inspection identify any defects requiring repair, these will be quoted separately before proceeding.

This is important because carrying out internal repairs while water is still entering the property would risk further damage to the newly decorated surfaces.

Loft Insulation

During our inspection, we also identified that the loft is currently lacking suitable insulation.

Current Building Regulations guidance for conventional loft insulation generally specifies an overall insulation depth of approximately 270mm when using standard mineral wool insulation, although the precise requirement depends on the insulation material and roof construction.

Inadequate loft insulation can result in increased heat loss through the roof space, leaving ceiling surfaces colder and potentially increasing the likelihood of condensation forming during colder periods.

Works Recommended – Loft Insulation

We recommend the following works are carried out:

* Inspect and prepare the existing loft space prior to installation.
* Supply and install suitable mineral wool loft insulation to achieve an overall depth of approximately 270mm, where appropriate for the roof construction.
* Ensure insulation is correctly installed between and across the ceiling joists to minimise heat loss.
* Maintain suitable ventilation within the roof space and ensure existing ventilation openings are not obstructed.
* Ensure any electrical fittings, cables and other installations are appropriately accommodated during the insulation works.

Upgrading the loft insulation will improve the property's thermal efficiency, help retain heat within the living accommodation and reduce the risk of cold ceiling surfaces contributing to condensation.

Conclusion

Our inspection has identified several issues affecting the property, including significant mould contamination within the kitchen, mould growth within the bathroom, inadequate mechanical ventilation, insufficient loft insulation and signs of potential ongoing water ingress affecting the upstairs accommodation.

The mould growth within the kitchen and bathroom is likely to be substantially influenced by inadequate ventilation and elevated internal humidity levels.

We strongly recommend upgrading the mechanical extraction within both rooms as a priority, followed by the appropriate cleaning, treatment, kitchen lino flooring replacement and decorative remedial works.

Within the upstairs bedroom, we recommend removing the affected wallpaper from one wall, thoroughly cleaning and treating the exposed surface, and carrying out the necessary preparation and redecoration. The remaining two affected walls will also be chemically cleaned, treated, prepared and repainted.

However, it is essential that the source of the suspected water ingress is identified and resolved before these internal remedial works commence.

We will arrange for our roofing contractor to attend the property free of charge to investigate the potential source of the water ingress. Any necessary roofing repairs will be quoted separately.

We also recommend upgrading the loft insulation to improve thermal efficiency and help reduce the risk of condensation associated with cold ceiling surfaces.

It is important to understand that mould is a consequence of excess moisture. Simply cleaning and repainting affected surfaces without addressing the underlying moisture conditions is unlikely to provide a lasting solution.

By carrying out the recommended ventilation improvements, mould treatments, flooring replacement, insulation upgrades and bedroom remedial works, the overall condition of the property

should be significantly improved.

Important Note

The recommended ventilation upgrades and mould remedial treatments are intended to address the identified issues and significantly reduce the risk of further mould growth. However, no guarantee can be provided that mould will never return, as this will also depend on heating, ventilation, occupancy, moisture generation and any underlying building defects.

The upstairs bedroom remedial works are included within this quotation, subject to the source of water ingress being resolved and the affected surfaces being sufficiently dry before work commences.

Any external roofing repairs identified during the free roofing inspection are excluded and will be quoted separately.

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Work Required

Description	Cost
Ventilation Upgrades	£950.00
Supply and fit new lino to kitchen	£820.00
Mould remediations	£950.00
Supply and fit new loft insulation	£920.00

Sub-total: £3,640.00

VAT (20%): £728.00

Total: £4,368.00

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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.