
Inhome Property Solutions

Property Survey

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05/05/2026
Ethan Wilkins

Date Report Carried Out

Requested By

Report

Apartment 60 Southside St. John's Walk Birmingham B5 4TF

We have attended the property to investigate the issues of mould and damp as reported.

Upon inspection, significant mould growth is present predominantly around the window reveals and lower sections of the walls adjacent to the glazing. The pattern and location of the mould strongly indicate a condensation-related issue rather than direct water ingress.

It is our professional opinion that this is likely caused by inadequate ventilation within the property, allowing moisture-laden air to accumulate and settle on colder surfaces such as external walls and window areas. This can be exacerbated by insufficient heating; however, this cannot be conclusively proven.

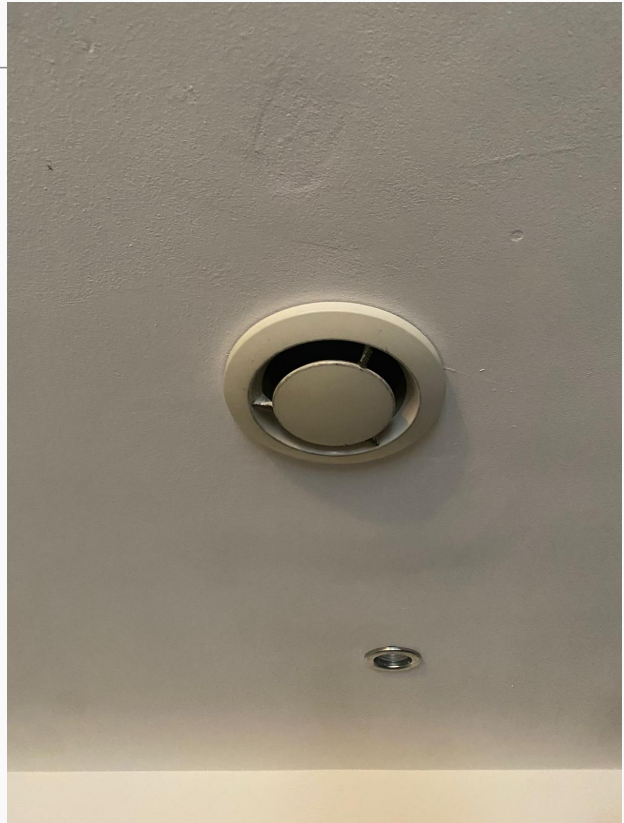
Where ventilation systems are not functioning correctly or are underperforming, moisture levels within the property increase, leading to condensation forming on colder areas, as clearly evidenced in the attached images.

We would therefore recommend that a qualified electrician attends the property to inspect and service the existing ventilation system to ensure it is operating effectively. Should the system be found to be faulty or insufficient, we would provide a further quotation to replace the system with a suitable, compliant alternative.

Due to the extent of the mould growth, remedial works will be required. These would include cleaning and treating all affected areas with appropriate anti-fungal solutions, followed by preparation and redecoration to bring the affected surfaces back to a safe and habitable condition.

Photos







Work Required

Description	Cost
Electrician to attend the property and service/investigate ventilation system	£180.00
Clean, treat and repaint affected areas	£550.00

Sub-total: £730.00

VAT (20%): £146.00

Total: £876.00

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.