
Inhome Property Solutions

Property Survey

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20/05/2026
Josh Morris

Date Report Carried Out

Requested By

Report

Flat 27 Pakenham Village 27 Gilldown Place Birmingham B15 2LR

MOULD & DAMP REPORT

We have attended the property to investigate the issues raised regarding mould, damp and excessive moisture build-up within the property.

During our inspection, we identified a combination of inadequate ventilation and water ingress as the main causes of the issues throughout the property. The high moisture levels internally, combined with insufficient extraction and airflow, are preventing the property from drying correctly and are now causing significant deterioration to both the bathroom and kitchen areas.

Within the bathroom, we identified that the tiled areas around the bath and shower are no longer watertight. A number of the tiles are already loose and beginning to come away from the wall, allowing water to penetrate behind the tiled areas and through into the adjoining kitchen area below/adjacent. Evidence of moisture ingress, mould growth and damage internally was visible at the time of inspection.

The works required within the bathroom would be to remove the affected tiled sections, as the existing installation has failed and cannot be reliably repaired in its current condition. Once removed, the affected wall areas would require reboarding where necessary before supplying and fitting new tiles and resealing all sanitary areas correctly to make the bathroom fully watertight again. This is essential to prevent any further water penetration into the kitchen and surrounding areas.

We also tested the existing bathroom extraction fan and found ventilation throughout the property to be inadequate. Poor extraction and lack of proper airflow are contributing heavily towards the condensation and mould growth being experienced by the tenants.

The works required would therefore also include upgrading the bathroom extraction fan to a new humidistat-controlled fan. In addition, the kitchen would require a new humidistat-controlled extractor fan cored directly out through the external wall. This would allow humidity, steam and condensation to escape the property correctly and would bring the ventilation closer to current Building Regulations Part F requirements for rental properties.

Due to the current moisture levels and lack of adequate ventilation, the kitchen has suffered extensive damp and mould-related deterioration and requires substantial remedial works once the source issues have been resolved.

Once the property has been made watertight and the ventilation upgraded to current standards, we

can then carry out mould remediation works to the affected internal areas only. This would include cleaning, treating and repainting the mould-affected areas in order to bring the property back to a high standard of rental condition and create a safer living environment for the occupants, including children.

Please note, mould remediation should not be completed until the water ingress and ventilation defects have first been rectified correctly. Otherwise, mould growth and damp issues are highly likely to return.

Photos







Work Required

Description	Cost
Bathroom works	£950.00
Install humidistat-controlled fans to kitchen and upgrade bathroom	£1,030.00
Mould remediation to affected areas only	£1,200.00

Sub-total: £3,180.00

VAT (20%): £636.00

Total: £3,816.00

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.