
Inhome Property Solutions

Property Survey

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16/06/2026
Ethan Wilkins

Date Report Carried Out

Requested By

Report

Apartment 239 Liberty Place 26-38 Sheepcote Street Birmingham B16 8JZ

MOULD AND DAMP REPORT

We attended the property to investigate the reported issues of mould, condensation and dampness throughout the property.

Upon inspection, it was evident that the primary cause of the issues is inadequate ventilation. The property currently has three extraction fans installed; however, all three fans are operating at a very poor level, estimated at approximately 10% efficiency, and are therefore not providing sufficient air extraction to remove moisture from the property.

The lack of effective ventilation has resulted in excessive moisture build-up throughout the property, particularly within the bathroom and other high-humidity areas. Visible mould growth is present to grout lines, silicone joints, wall surfaces, ceilings and around window and door reveals. The bathroom is particularly affected, with extensive mould contamination visible within the tiled areas, grout lines and silicone seals.

The bath screen is also no longer containing water effectively, allowing water to escape during use and increasing moisture levels within the bathroom. The bath panel has become displaced and requires refitting.

Evidence of condensation and mould growth was also noted around internal wall surfaces, ceiling areas and window reveals. Without adequate extraction and airflow, moisture is being retained within the property, creating ideal conditions for mould growth.

In our opinion, the mould issues are being significantly driven by the failure of the existing ventilation systems. Whilst mould can be cleaned and treated, it will continue to return unless adequate ventilation is installed and maintained.

RECOMMENDED WORKS

- Replace two of the existing extractor fans on a like-for-like basis due to their poor performance and condition.
- Investigate and replace the third extractor fan with a humidistat-controlled fan where possible. A humidistat fan will automatically operate when moisture levels increase and will significantly improve the property's ability to control condensation.
- Remove all contaminated grout and silicone within the bathroom.

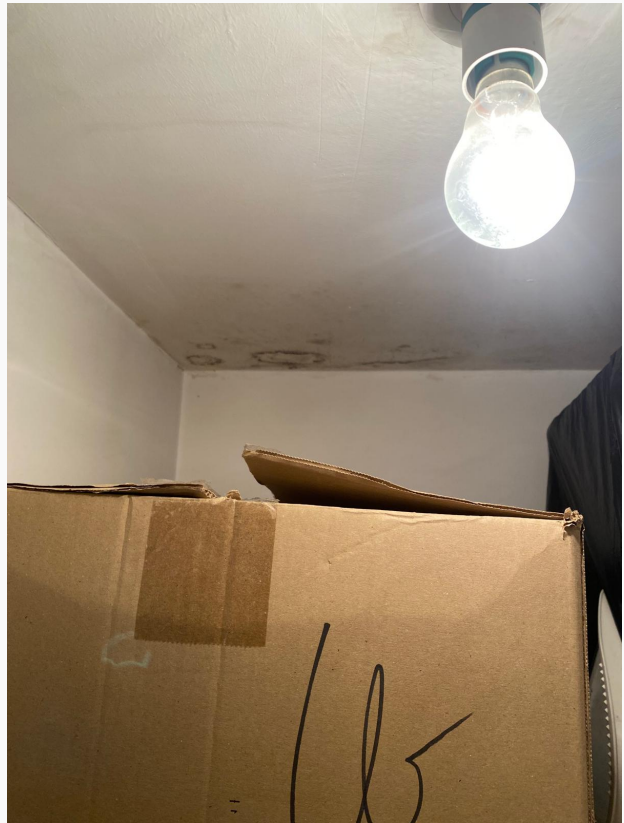
- Supply and apply new anti-mould grout and sanitary-grade silicone throughout affected bathroom areas.
- Replace the bath screen to ensure water is properly contained within the bath area during use.
- Refit and secure the bath panel.
- Carry out a full mould remediation treatment to all affected surfaces throughout the property.
- Clean and treat mould-contaminated ceilings, walls, window reveals, skirting boards and other affected areas.
- Apply stain-block treatment where required.
- Redecorate and repaint all affected areas using anti-mould coatings.

CONCLUSION

The property is currently suffering from significant condensation and mould issues due to inadequate ventilation. The existing extraction systems are performing poorly and are not removing moisture from the property as required. This has allowed mould growth to develop throughout the bathroom and other areas of the property.

The recommended ventilation upgrades, combined with mould remediation, replacement of defective bathroom components and redecoration works, will significantly improve conditions within the property and bring mould levels back to a safe and manageable standard. However, long-term success will only be achieved if the ventilation systems are upgraded and maintained to provide adequate airflow and moisture control throughout the property.

Photos







Work Required

Description	Cost
Upgrade ventilation throughout x2 fans like for like	£1,200.00
Mould remediation including bath screen and re grouting and re sealing	£1,900.00

Sub-total: £3,100.00

VAT (20%): £620.00

Total: £3,720.00

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.