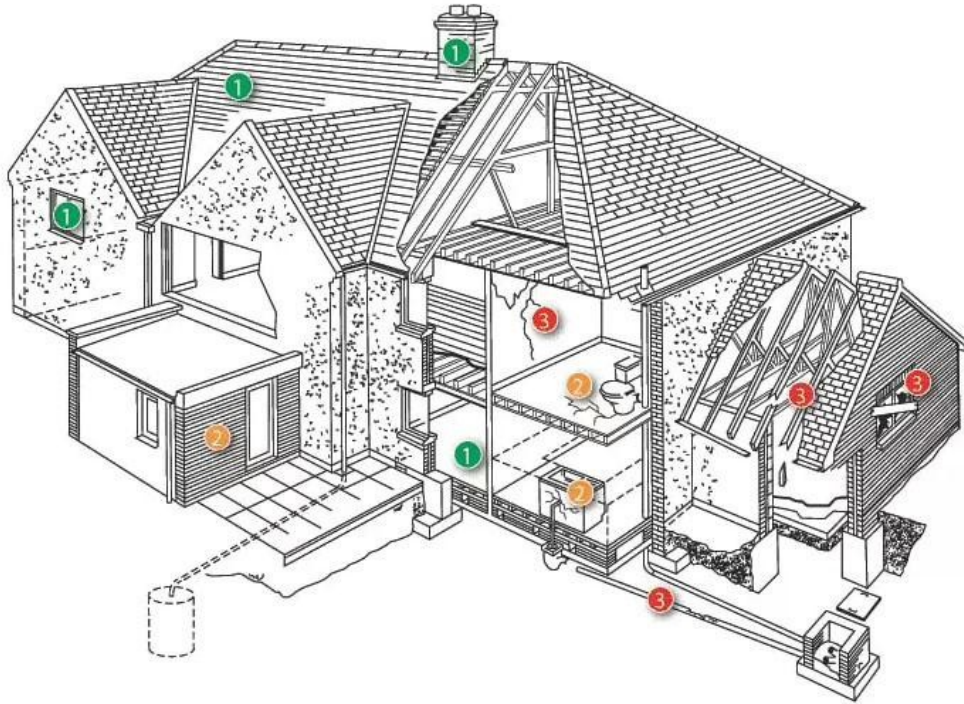


HomeCheckTM



HomeCheck Property Review

A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance

Property address: 125 Mason Lathe Road, S5 0TQ

Date: 14 August 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This brick-built end-terrace house is in average condition for its age, and presents as a sound, lived-in family home throughout.

The great majority of what was noted is cosmetic and preference-led: extensive but minor decorative making good, unfinished window reveals and sealant, and condensation-related mould in several rooms. A small number of items are genuine repairs, most notably some black mould behind the kitchen with a possible source above, a cut cable in the shower room, and lifted driveway paving. None of it points to structural or refurbishment-scale work.

In practical terms this is a property needing a coordinated round of finishing, decorating and tidying rather than significant repair.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Matching hairline cracks above the front-elevation bedroom windows are best monitored but appear minor.

● Priority Repair

- Black mould behind the kitchen suggests a possible leak from the bathroom above, and an unfinished cut cable is present over the shower-room sink.

● Routine Repair

- Sealant and making good around several windows, and the kitchen worktop/wall junction, are unfinished and leave the fabric unprotected.
- Driveway block paving has lifted and stands proud in several places.
- The glazed door between hallway and living room has a missing pane and loose hinges pulling from the frame.
- Missing ridge/hip mortar and a possible slipped tile are best dealt with in one roof visit.

● Ongoing Maintenance / Improvement

- Widespread minor decorative making good is needed throughout — scuffing, incomplete paintwork behind radiators and into reveals, small holes and missing Scotia.
- Condensation-related black mould to window sealant, ceilings and low corners in several bedrooms, the shower room and conservatory.
- The rear garden, garage, shed and outbuildings are run-down and would benefit from clearance and tidying.
- Assorted small items — thresholds, a loose curtain batten, the porch canopy timber and worn conservatory laminate.

Typical Cost Guidance

- **Priority Repair:** £350 – £700
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,150 – £2,300
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £3,000 – £5,000+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not any single major defect, but the combined amount of finishing and cosmetic work the property has accumulated. Much of it stems from previous jobs — new windows, replastering, plumbing — being left unfinished, plus condensation-related mould that is common in a house of this age and use. Individually these items are small; together they add up to a coordinated round of making good and decorating.

The genuine repairs are limited and manageable: check the possible bathroom leak before making good the kitchen area, make the shower-room cable safe, finish the window sealant, and reset the driveway paving. Buyers should approach this as a house to tidy, finish and decorate rather than one carrying serious defects.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The roof appears to be original clay tile and in reasonable condition overall, with a number of tiles already replaced — a good sign.

Around half the mortar to the hip ridge tiles is missing, with some also missing to one or two rear ridge tiles. As the ridge tiles are stacked, this is unlikely to be letting water in and is best monitored. There also appears to be one slipped tile to the end hip slope, though a clear view was not possible.

These are best picked up together in a single visit if any internal water ingress is later seen.

What's likely required:

- Repoint the missing ridge and hip mortar and check/refix the possible slipped tile in one visit
- Monitor internally for any signs of ingress

Typical cost guidance: £300 – £600

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The black plastic guttering, downpipes and visible soil pipe appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing to the chimney and elevations, and the render and pebbledash to the first floor, all appear sound with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The windows and doors are white UPVC double glazing and appear sound.

Several recently installed units are unfinished externally — expanding foam has not been cut back and there is no sealant between frame and render. Internally, the landing window reveals are chopped out and left unfinished, with plaster damage to the reveals and below the window showing foam and spacer blocks.

The porch canopy over the front door is sound, but its timber paintwork is flaking.

What's likely required:

- Cut back foam and seal around the external window frames to weatherproof and finish them
- Make good and redecorate the internal reveals
- Sand back and repaint the porch canopy timber

Typical cost guidance: £400 – £800

Internal Condition

● Routine Repair

The glazed door between the front entrance and living room has one glass pane missing, and its hinges are loose with screws pulling from the frame.

What's likely required:

- Replace the missing pane and refix the door hinges securely

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

Throughout the hallway, living room, kitchen, stairs, landing and bedrooms the property is in reasonable decorative condition but carries consistent minor making good — scuffing and marks to walls and skirting, paintwork left incomplete behind radiators and into window reveals, small unfilled holes, missing Scotia, a couple of freshly plastered but undecorated ceilings, and channelled cabling on the landing left unfinished.

Black mould is present to window sealant and reveals in several bedrooms and to some ceilings and low corners against external walls. This is almost certainly condensation-related, driven by cold spots and limited airflow rather than ingress.

Matching hairline cracks run above the front-elevation windows to two bedrooms and beneath the sills. These appear minor but are best monitored over time. A loose curtain batten in bedroom two is pulling from the wall.

What's likely required:

- Carry out a coordinated round of decorative making good and redecoration throughout
- Clean off the condensation-related mould, redecorate and improve ventilation, then monitor
- Refix the loose curtain batten and monitor the front-window cracks
- Add thresholds where carpet meets adjoining floors to stop edges fraying

Typical cost guidance: £2,500 – £4,000+

Kitchen & Bathroom

● Priority Repair

In a storage/pantry space behind the kitchen there is black mould with discolouration to the ceiling and upper walls, most likely indicating a leak from the bathroom above.

In the shower room, a cut cable is left hanging over the sink where a mirror or light supply was intended. It may or may not be live.

What's likely required:

- Investigate the likely bathroom leak and confirm it is resolved before making good, then clean off and redecorate
- Have the shower-room cable made safe or properly terminated by an electrician

Typical cost guidance: £350 – £700

● Routine Repair

The kitchen is dated but in reasonable condition. There is no tiling or splashback and the worktop/wall junction is unfinished, with gaps and missing plaster especially behind the stove, leaving the wall unprotected. The window has no sill board, just unfinished plaster.

In the shower room there are small holes to the waterproof panelling within the enclosure, and the bifold door sits slightly out of square.

What's likely required:

- Finish and seal the worktop/wall junction and fit a splashback to protect the wall
- Fit a kitchen window sill board
- Seal the panelling holes in the shower enclosure and adjust the bifold door

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The kitchen unit doors are painted timber and wearing around the handles. Black mould is present to the shower-enclosure sealant and to the undecorated shower-room ceiling, consistent with condensation. Paintwork to the shower-room door and reveal is worn and flaking.

What's likely required:

- Renew the shower-enclosure sealant and redecorate the shower-room ceiling, door and reveal
- Touch up or repaint the kitchen unit doors as desired

Typical cost guidance: £300 – £600

Services

● Ongoing Maintenance / Improvement

The boiler, housed in a pantry off the kitchen, and the visible boiler flue appear sound. There is a sound alarm box in the hallway.

What's likely required:

- Confirm boiler servicing history
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Routine Repair

The driveway is block paving and has lifted, with several bricks standing proud in a ridge down the centre and to one side.

What's likely required:

- Lift and relay the raised driveway paving

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

The front garden, boundary fencing and side pathway appear sound. The rear garden is generally unkempt — worn astroturf, a broken garage door with the garage full of debris, a broken-down shed, a broken trampoline and general debris. Two large trees approaching the height of the house would benefit from trimming, and the stone bed edging is in poor condition.

The rear conservatory appears sound, with minor laminate wear and a missing piece at the door threshold, plus condensation-related mould to the blinds.

What's likely required:

- Clear and tidy the rear garden and outbuildings, and cut back the large trees
- Repair or renew the garage door and refinish the stone bed edging as desired
- Make good the conservatory laminate at the threshold

Typical cost guidance: £800 – £1,600

Practical Next Steps

- Investigate the possible bathroom leak above the kitchen pantry and confirm it is resolved before making good.
- Have the cut cable over the shower-room sink made safe by an electrician.
- Finish and seal the external window frames, internal reveals and the kitchen worktop junction.
- Repoint the missing ridge/hip mortar and check the possible slipped tile in one roof visit.
- Replace the missing pane and refix the hallway glazed door; lift and relay the raised driveway paving.
- Carry out a coordinated round of decorative making good and redecoration throughout, and clean off the condensation-related mould with improved ventilation.
- Clear and tidy the rear garden and outbuildings and cut back the large trees.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a sound end-terrace house whose to-do list is long but shallow. The bulk of the work is finishing and decorating — much of it left over from previous window, plastering and plumbing jobs — together with condensation-related mould that ventilation and redecoration will usually manage.

The condensation mould and the hairline cracks over the front bedroom windows are both common in properties of this age and should be monitored rather than treated as alarming; from the visible evidence neither suggests significant work.

Overall the property needs a coordinated round of sensible tidying, finishing and repair rather than major work or refurbishment. Budgeting for the making good as one planned exercise will be more cost-effective than tackling it piecemeal.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

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