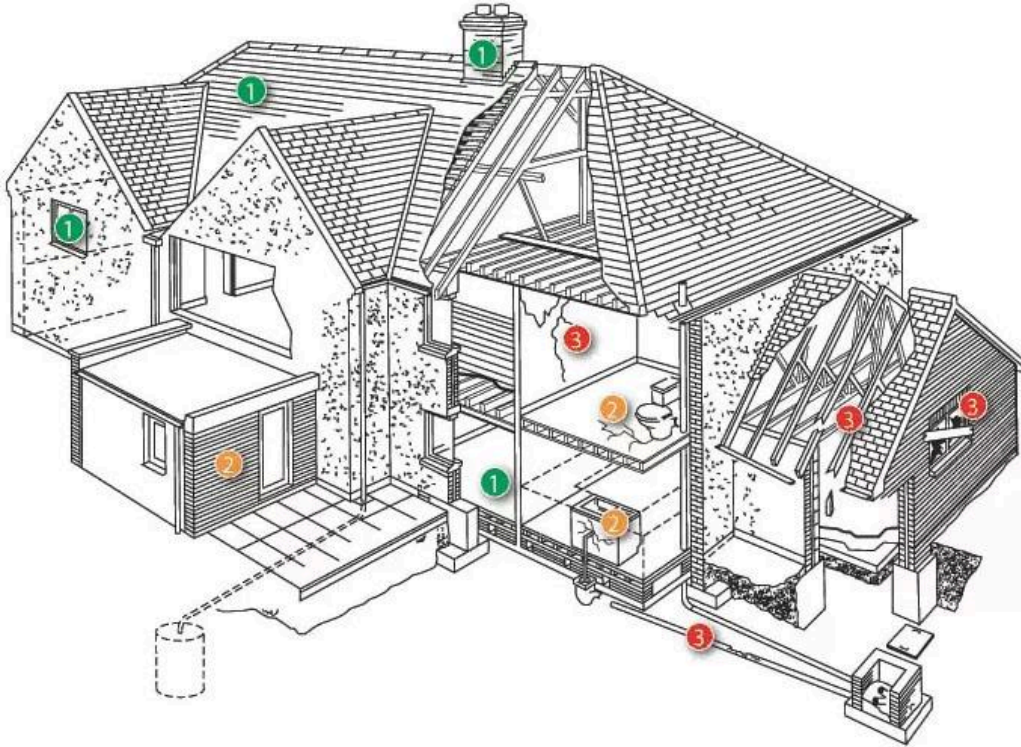


HomeCheckTM



HomeCheck Property Review

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

Property address: 5 Linden Road, S35 9XL

Date: 03 June 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 property appears to be in **average condition** for its age, with a generally sound overall presentation and a modest number of mainly localised maintenance items.

The house appears to have been reasonably well kept, with good general decorative condition in most rooms and no obvious signs of significant structural movement noted in the accessible areas. The main issues identified relate to minor roof maintenance, a leaking gutter joint, localised joinery upkeep, bathroom ventilation, and scattered cosmetic finishing works.

Summary of condition

● Structure

- No obvious signs of structural movement were noted during the inspection.
- The main walls and visible structure appear typical and generally sound for a property of this age and type.

● Priority Repair

- Active leaking is visible from the gutter joint at the centre line to the front elevation.
- One or two broken roof slates.

● Routine Repair

- Rear windows and doors to the extension have weathered stain or varnish.
- One extractor outlet cover/louvre is missing externally.
- The bathroom extractor fan does not appear to be functioning.
- Dampness or condensation marking is visible to the ensuite window frame.
- Black mould spotting is visible to the bathroom cupboard area and to limited areas around upper floor window frames.
- One bathroom floor tile is loose at the threshold.
- A bedroom light switch is loose with slight movement.
- Localised cracking is visible to the render above the window on the gable wall.

● Ongoing Maintenance / Improvement

- Minor cosmetic wear is visible internally, including local scuffs and slight plaster damage to the stair areas.
- Small areas of unfinished making good are also visible around some window reveals and sills, beside the kitchen chimney breast, and within the cellar head.
- Kitchen sealant is absent between the worktop and tiled splashback.
- Minor wear to the bathroom door finish.
- Water marks are visible to a purlin within the eaves storage area.

Typical Cost Guidance

● **Priority Repair: £350 – £800**

(items best addressed early to prevent further deterioration)

● **Routine Repair: £1,500 – £2,950**

(typical maintenance and repairs that can be planned over time)

● **Ongoing Maintenance / Improvement: £600 – £1,300+**

(optional upgrades and general improvements depending on preference)

What this means

This is a reasonably well-maintained property that requires **normal ongoing maintenance and a modest amount of planned repair**, rather than major refurbishment.

The most sensible early focus is on the few items that could allow moisture exposure if left, particularly the leaking gutter joint and broken slates. Beyond that, the remaining points are mostly localised maintenance, ventilation-related issues, and cosmetic making good that would be typical for a property of this age.

Property Condition Overview

What was observed during inspection

Roof

Priority Repair

The main roof appears to be in acceptable condition overall, with some signs of replacement slates visible. One or two slates appear broken and would benefit from localised repair.

What's likely required:

- Replace one or two broken slates
- General localised roof maintenance as required

Typical cost guidance: **£200 – £500**

Rainwater Goods (Gutters & Drainage)

Priority Repair

Active leaking was noted at the gutter joint at the centre line between the properties. This is best addressed early to reduce ongoing water exposure.

What's likely required:

- Repair or replace the leaking gutter joint/bracket
- Check falls and watertightness to the affected section

Typical cost guidance: **£150 – £300**

External Walls

● Routine Repair

The brickwork and pointing generally appear sound. Localised cracking is visible to the render above the window on the gable wall.

What's likely required:

- Localised repair to cracked render above the window area
- Redecoration to repaired area if required

Typical cost guidance: **£200 – £300**

Windows & External Joinery

● Routine Repair

The main windows and doors are UPVC and appear sound overall.

To the gable wall, one extractor outlet is missing a louvre or cover.

To the rear extension, the timber-framed windows and doors are weathered externally and would benefit from refinishing to prevent deterioration.

What's likely required:

- Replace missing external vent cover/louvre
- Prepare and refinish external timber windows and doors

Typical cost guidance: **£600 – £1,000**

Internal Condition

● Ongoing Maintenance / Improvement

A small number of localised cosmetic issues are noted including minor scuffs to the wallpaper on the living room chimney breast, visible plaster repair around some window reveals and sills, a small unfinished plaster section beside the chimney breast in the kitchen, a minor hole to the plaster at the foot of the stairs, slight plaster damage to the second-floor stair wall, and some unfinished cosmetic making good within the cellar head.

What's likely required:

- Local filling and making good to damaged plaster areas
- Minor patch repairs to unfinished plaster
- Preparation and redecoration to affected areas only

Typical cost guidance: **£400 – £1,000**

● Routine Repair

Minor black mould speckling is visible around one Velux frame and to the rear window, likely consistent with localised condensation.

Within the eaves storage, a visible purlin has water marks, though no clear evidence of active leakage was noted at the time of inspection.

A loose light switch was noted to bedroom two.

What's likely required:

- Clean and redecorate localised condensation-affected areas
- Improve ventilation where practical
- Keep roof timber staining under review during future roof maintenance
- Secure loose light switch faceplate

Typical cost guidance: **£200 – £300**

Kitchen & Bathroom / WC

● Routine Repair

The kitchen appears relatively modern and generally in good condition, though sealant is absent between the worktop and tiled splashback.

The bathroom fittings appear serviceable, but the extractor fan does not appear to be functioning, there is local mould spotting to the cupboard area, the bathroom door has localised wear at the lower edge, and one floor tile is loose at the threshold.

The ensuite has dampness or condensation staining to the window frame.

What's likely required:

- Seal junction between worktop and tiled splashback
- Repair or replace the bathroom extractor fan
- Clean and treat localised mould-affected surfaces, then redecorate if needed
- Refix or replace the loose bathroom floor tile
- Make good and refinish the lower edge of the bathroom door

Typical cost guidance: **£300 – £1,000**

● Ongoing Maintenance / Improvement

The ensuite appears to have no extractor fan.

What's likely required:

- Consider adding extraction to the ensuite

Typical cost guidance: **£200 – £300**

Services (General Due Diligence)

● Routine Repair

As with any purchase, routine confirmation of testing and certification is sensible.

What's likely required:

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

Typical cost guidance: **£200 – £350**

Grounds & External Areas

Ongoing Maintenance / Improvement

The front and rear external areas appear generally sound, including hard standings, walls, fences, and the rear garden arrangement.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Practical Next Steps

- Repair the leaking gutter joint as an early priority
 - Replace the broken slates
 - Refinish the rear timber windows and doors
 - Restore bathroom extraction and improve ventilation to the ensuite if possible
 - Refix the loose bathroom tile and secure the loose light switch
 - Carry out localised cosmetic making good and redecoration where preferred
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Practical Context

Overall, this house has been maintained to a reasonable standard and presents better than many properties of similar age. The issues identified are mainly localised and manageable, rather than broad or structural in nature.

A buyer should mainly think in terms of sensible upkeep and a few planned repairs, rather than expecting major corrective work.

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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