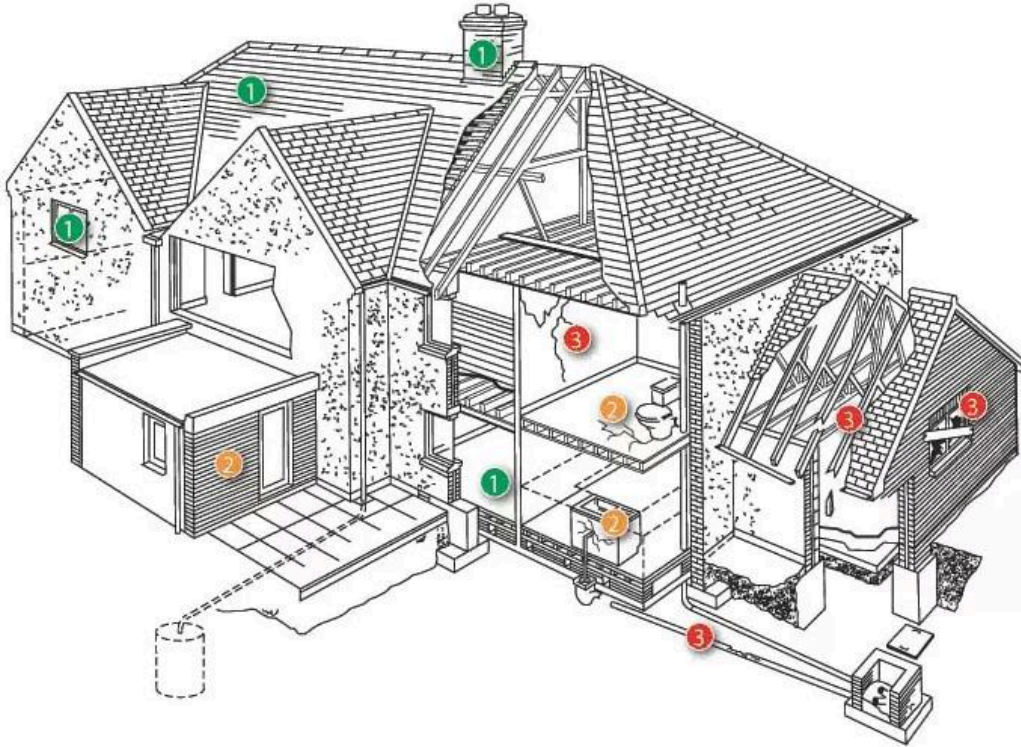


# HomeCheck<sup>TM</sup>



## HomeCheck Property Review

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

**Property address:** 12 Spinkhill Road, S13 8FF

**Date:** 01 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** overall, with a generally decent standard of upkeep and a number of mainly modest repair and maintenance items.

The house presents as a solid, improved end-terrace with sound brickwork, modern UPVC windows and doors, and generally good internal decorative condition in many areas. The issues noted are mostly localised and typical, relating to roof maintenance, external joinery decoration, failed double-glazed units, condensation-related mould, and some garden and finishing works rather than broad refurbishment.

## Summary of condition

### ● Structure

- No obvious signs of structural movement were noted
- Minor hairline cracking to internal finishes is present in isolated areas and does not appear indicative of structural movement
- The main walls and visible structural elements appear sound and typical for a property of this type

### ● Priority Repair

- A small number of tiles to the main roof are slipped, cracked, or missing.
- There is localised missing mortar to ridge tile bedding.

### ● Routine Repair

- Cast iron rainwater goods to the front and side appear heavily weathered, with flaking and peeling paint.
- Timber barge boards to the rear extension appear unpainted or fully weathered.
- Several double-glazed units are blown, with condensation between panes.
- Localised missing or worn sealant is noted to some window junctions, around the kitchen worktop, and within the bathroom.
- Minor condensation-related mould and staining are noted at the entrance door reveal, downstairs WC, and some bedroom window areas.
- The main bathroom has no extractor fan.
- The bathroom bath panel is loose and slightly damaged.
- Loose tiles are noted to each side of the sink pedestal in the bathroom.
- A plug socket in bedroom 3 appears loose.
- Minor plaster damage, scuffs, small holes, and missing trim are noted in isolated areas internally.
- A brick retaining wall to the terraced rear garden is breaking.
- Kitchen cupboard door finishes are delaminating in places.

## ● Ongoing Maintenance / Improvement

- Weed growth is present to the driveway, rear paving, patio, and around the outbuilding.

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### Typical Cost Guidance

#### ● Priority Repair: £500 – £1,000

(items best addressed early to prevent further deterioration)

#### ● Routine Repair: £3,750 – £6,400

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

#### ● Ongoing Maintenance / Improvement: £100 – £200+

(optional upgrades and general improvements depending on preference)

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### What this means

This appears to be a fairly typical house of its type that has been kept to a reasonable standard and does not appear to require major overall refurbishment.

In practical terms, the property seems to need a modest amount of planned repair, together with normal ongoing maintenance. The more important items relate to roof-level maintenance and the damaged retaining wall, while the remainder is mainly made up of routine repairs, condensation-related issues, and smaller cosmetic items that can be dealt with progressively.

# Property Condition Overview

What was observed during inspection

## Roof

### Priority Repair

To the main roof a small number of tiles are slipped, cracked, or missing.

Some localised mortar loss is visible to ridge tile bedding. No obvious signs of active leakage were noted from the internal areas viewed.

What's likely required:

- Replace slipped, cracked, or missing tiles
- Carry out localised repointing or rebedding to ridge tiles

Typical cost guidance: **£500 – £1,000**

## External Walls

### Ongoing Maintenance / Improvement

The brickwork, pointing and pebble-dash render all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

## Rainwater Goods (Gutters & Drainage)

### Routine Repair

The paint finish to the cast iron rainwater goods is in poor condition, with widespread flaking and peeling.

What's likely required:

- Prepare and repaint cast iron gutters and downpipes

Typical cost guidance: **£400 – £600**

## Windows & External Joinery

### ● Routine Repair

The windows and doors are uPVC and appear generally sound.

A number of double-glazed units show condensation between panes, indicating failed sealed units.

Localised missing or worn sealant is noted to some window reveals.

The timber barge boards to the rear extension appear weathered and would benefit from recoating to protect the timber.

What's likely required:

- Replace failed double-glazed units, where misted internally
- Renew localised sealant to window reveals where required
- Prepare and repaint or stain rear timber barge boards

Typical cost guidance: **£700 – £1,200**

## Services (General Due Diligence)

### ● Routine Repair

A combi boiler is present within the built-in wardrobe area to the front bedroom. No visual concerns were noted, though services were not tested as part of this review.

A socket in bedroom 3 appears loose and should be secured.

What's likely required:

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

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

## Internal Condition

### ● Routine Repair

Localised minor internal wear is present, including marks and plaster scuffs to the staircase walls, a small hole to the landing wall, and minor plaster damage in the rear bedrooms.

The threshold strip between the dining area and kitchen is missing. There is some minor paint scuffing around the loft hatch and nearby doorway architraves, and a small section of missing architrave to one bedroom door reveal.

Minor condensation-related black mould is visible to both sides of the entrance door.

What's likely required:

- Fill and make good minor holes, scuffs, and small areas of plaster damage
- Carry out localised redecoration to marked walls, ceilings, and joinery
- Replace the missing threshold strip between the dining area and kitchen
- Replace the missing section of architrave to the bedroom door reveal
- Clean down and redecorate the entrance door reveal where lightly mould-marked

Typical cost guidance: **£500 – £800**

## Grounds & External Areas

### ● Routine Repair

The brick retaining wall within the terraced rear garden is breaking. This does not appear to present immediate danger, but repair would be sensible in due course.

What's likely required:

- Rebuild the affected section of retaining wall

Typical cost guidance: **£1,000 – £1,500**

### ● Ongoing Maintenance / Improvement

There is weed growth to the driveway, paths, patio and around the outbuilding.

What's likely required:

- Cut back heavier growth around the outbuilding
- Remove weeds from paved areas as part of normal garden maintenance

Typical cost guidance: **£100 – £200**

## Kitchen & Bathroom / WC

### ● Routine Repair

In the kitchen, several cupboard door fronts are delaminating, sealant is missing in places between the worktop and tiled wall, a small tiled section is missing near the towel radiator, and one plinth section is loose.

In the downstairs WC, there is localised condensation-related marking, an older stain with slight plaster and paint disturbance to the upper corner, and a couple of minor holes.

In the bathroom, there is no extractor fan. Minor mould is visible to parts of the ceiling, some grout lines, the basin sealant, the window reveal sealant, and the tiled shower recess. The bath panel is loose and damaged, and tiles to each side of the sink pedestal are loose.

What's likely required:

- Renew missing kitchen sealant
- Replace affected kitchen cupboard doors if improved appearance is desired
- Refix the loose plinth and make good the missing tiled section
- Fill and make good minor damage in the downstairs WC
- Install an extractor fan to the bathroom
- Clean, treat, and where needed replace mould-affected sealant and grout
- Replace or refix the bath panel
- Refix or replace loose bathroom tiles

Typical cost guidance: **£1,000 – £2,000**

## Practical Next Steps

- Replace slipped, cracked, or missing roof tiles and carry out local ridge mortar repairs
- Plan for rebuilding of the damaged rear retaining wall
- Replace failed double-glazed units
- Install a bathroom extractor fan and improve localised mould-affected sealant and finishes
- Repaint cast iron rainwater goods and rear timber barge boards
- Carry out minor internal making-good, resealing, and decorative repairs
- Secure the loose socket and confirm normal service checks for gas and electrics

Addressing the roof maintenance items and retaining wall first would be the most sensible early step, with the remaining items capable of being planned in a more gradual way.

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## Practical Context

Overall, this appears to be a property that needs a modest amount of planned repair and ongoing maintenance rather than substantial refurbishment.

Most of the issues noted are typical, localised, and manageable. The house appears broadly sound, and the majority of the work is the kind of practical upkeep commonly found with a property of this age and type.

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## 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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