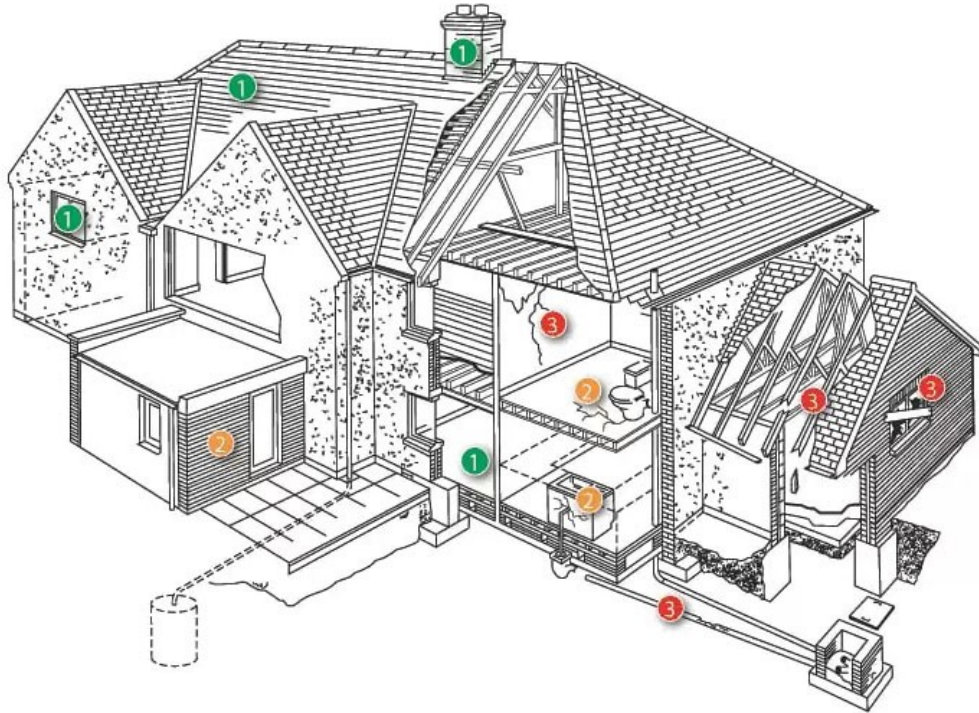


HomeCheck™



HomeCheck Property Review

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

Property address: 9 Riber Close, S6 6FS

Date: 23 October 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 semi-detached house is in good condition for its age, and presents as a tidy, well-kept home inside and out.

The items identified are minor and localised, and none are structural. They are a mix of small repairs that can be planned and cosmetic touch-ups, with the largest single item relating to the garage rather than the house itself.

Overall, the property needs routine upkeep and a handful of small repairs rather than any significant works.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline ceiling and wall-junction cracks are typical plasterboard joint movement.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The rear concrete garage has rotten timber to the door lintel, door posts and side window frame, with the lintel slightly sagged.
- Damp staining, efflorescence and peeling paint are present to window reveals in two front bedrooms and the landing, likely condensation-related.
- The intruder alarm sensors are loose, the wiring box is unsecured and the control panel shows a battery fault.
- A floorboard in front of the bathroom WC moves underfoot.
- The electricity meter box door is damaged, and pointing is missing locally below the side entrance door.

● Ongoing Maintenance / Improvement

- Minor scuffs, plaster marks, rough filling and hairline plasterboard-joint cracks in several rooms; decoration stops short behind two radiators.
- Minor wallpaper lifting and a water-marked basin unit drawer in the bathroom.
- Moss to the top corner of the rear roof slope, and cracked concrete to the rear half of the side driveway.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,600 – £2,800
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £650 – £1,200
(optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into and live in as it stands. Nothing found needs urgent attention, and the house itself needs only small repairs and cosmetic touch-ups, which is typical for a property of this age.

The garage timber is the largest item and is best done as one joinery job before it deteriorates further. The bedroom window reveal staining is most likely condensation, so improving airflow should come before redecorating. The alarm, bathroom floorboard and side wall items are small jobs that can be planned alongside.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The concrete tiled roof, ridge and verge appear sound. Moss growth is limited to the top corner of the rear slope near the gable and is not causing any issue at present.

What's likely required:

- Monitor the moss over time
- Clean it off only if it spreads, mainly to stop it clogging the gutters

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The UPVC gutters and downpipes 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

● Routine Repair

The brickwork and pointing appear sound overall. Below the side entrance door, pointing is missing in a few places within one small area.

The electricity meter box nearest the side door is damaged at the bottom left corner and one hinge has failed, so the box may not stay weathertight.

What's likely required:

- Repoint the small area below the side entrance door
- Replace the meter box door, or the whole box if the damage extends to it

Typical cost guidance: £150 – £300

Full meter box replacement (if required): add £100 – £200

Windows & External Joinery

● Ongoing Maintenance / Improvement

The UPVC windows, doors and rear French doors appear sound throughout.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The window reveals in the front master bedroom and bedroom three show damp staining, efflorescence and peeling paint, with minor efflorescence to the top of the landing window reveal. The moisture appears current. As it affects both sides of the windows rather than one point, it is most likely condensation rather than water ingress.

What's likely required:

- Improve airflow to these rooms, for example through regular window opening
- Once dry, brush off the salts, stain-block and redecorate the affected reveals

Typical cost guidance: £250 – £400

● Ongoing Maintenance / Improvement

Decoration is in good condition overall, with minor scuffs and marks in several rooms and small areas of plaster damage below the living room window and in the hallway.

Hairline cracks are present at plasterboard joints to the kitchen/dining, landing, rear bedroom and bedroom three ceilings, and where a stud wall meets a structural wall between the hallway and living room. These are typical and not indicative of structural movement.

Previous filling is rough in places (landing curtain-pole holes, rear bedroom), and decoration does not continue behind the radiators in the rear bedroom and bedroom three. The airing cupboard has redundant pipework from a former hot water cylinder and minor plaster damage.

What's likely required:

- Fill and refinish the hairline cracks and rough-filled areas
- Touch up scuffs and plaster damage, and complete decoration behind the two radiators if desired
- Redecorate the airing cupboard if desired

Typical cost guidance: £400 – £700

Kitchen & Bathroom

● Routine Repair

The kitchen is modern and in good condition.

In the bathroom, a floorboard in front of the WC moves underfoot. It sits beneath lino, so it cannot be seen without lifting the floor covering.

What's likely required:

- Lift the lino, refix or replace the loose board and relay or renew the floor covering, ideally when the floor covering is next replaced

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

There is minor wallpaper lifting near the ceiling by the bathroom light switch, and water damage to the bottom edge of the basin unit drawer, which is cosmetic.

What's likely required:

- Re-stick the lifting wallpaper and refinish or replace the drawer front

Typical cost guidance: £100 – £200

Services

● Routine Repair

The intruder alarm's motion sensors are hanging from their cables rather than fixed to the walls, so may not be positioned to detect effectively. The alarm wiring box in the under-stairs pantry is not secured to the wall, and the control panel shows a battery fault.

What's likely required:

- Have an alarm engineer refix the sensors, secure the wiring box, clear the battery fault and test the system

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The gas boiler appears visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Routine Repair

The concrete garage at the top of the driveway has tired timber. The side window frame, particularly the sill, is rotten through and likely letting water in. The bottom 150mm or so of the timber posts either side of the garage door is rotten, though the rest of each post appears solid and the garage still appears secure.

The timber lintel over the garage door is soft at the centre and has sagged slightly, so it now touches the top of the door, while each end sits around a centimetre above it.

What's likely required:

- Replace the garage door lintel and window frame, and splice new timber into the base of both door posts, in one joinery visit

Typical cost guidance: £700 – £1,200

● Ongoing Maintenance / Improvement

The rear half of the side driveway has some cracked and slightly sunken concrete, likely where the slab is thin. This is mainly an appearance matter.

What's likely required:

- Repair or relay the affected concrete if desired, mainly for appearance

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Arrange one joinery visit to replace the garage door lintel and window frame and repair the base of the door posts.
- Improve airflow in the front bedrooms and landing, then make good and redecorate the affected window reveals.
- Have an alarm engineer refix the sensors, secure the wiring box and clear the battery fault.
- Refix the loose bathroom floorboard, ideally when the floor covering is next replaced.
- Replace the damaged electricity meter box door (or box) and repoint the small area below the side entrance door.
- Complete cosmetic filling and touch-ups, including the bathroom wallpaper and drawer, as desired.
- Keep an eye on the moss to the rear roof slope.
- Confirm boiler servicing and carry out standard gas and electrical checks as part of normal purchase checks.

Practical Context

This is a typical brick-built semi-detached house, and it presents in good order. The roof, walls, windows and rainwater goods are all sound, which is where the larger costs usually sit on a house of this type.

Window reveal staining from condensation is common in houses of this age and is usually managed through better airflow and simple redecoration. The garage is the main area of wear, but it is separate from the house and the work is straightforward joinery.

Overall, the property needs a modest amount of planned upkeep rather than significant repair.

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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