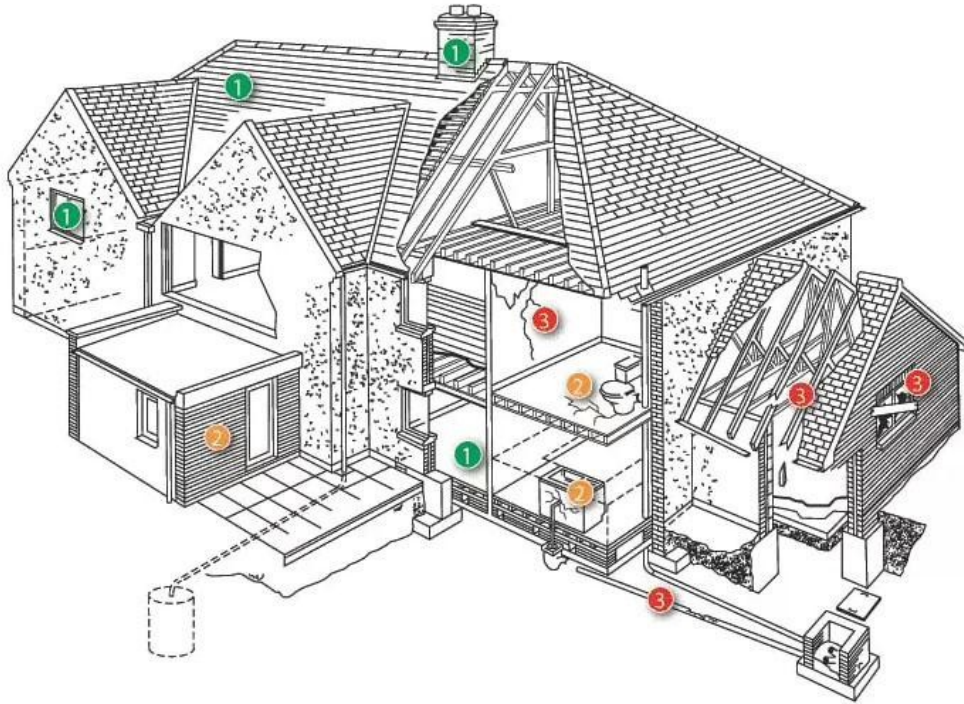


HomeCheckTM



HomeCheck Property Review

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

Property address: 10 Stones Inge, High Green, S35 4NN

Date: 10 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 good condition for its age, and presents as a well-kept and sound property throughout.

The findings are mostly minor and cosmetic, relating to poorly finished decorative repairs and typical condensation-related marking. The one point that stands out is a localised damp issue to the gable wall where it runs into the rear extension, which has a plausible external source and is worth addressing. The rear storehouse also shows some historic movement worth keeping an eye on.

Overall, the property needs a modest amount of sensible upkeep and one localised repair rather than any significant work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted to the main house.
- The rear storehouse shows minor historic movement to two single-skin brick pillars, stable at present and worth monitoring.

● Priority Repair

- Localised damp to the gable wall within the rear extension, with a gap in the pointing letting daylight through and related marking to the ceiling and wall.

● Routine Repair

- A replaced roof tile to the front slope is not sitting flat, and verge mortar is missing to the front gable.
- The bathroom bath-panel sealant has failed and there is condensation-related mould to the window and ceiling.

● Ongoing Maintenance / Improvement

- Numerous poorly finished decorative repairs throughout — unfilled screw holes, rough wall/ceiling junctions and loose window trim — painted over but not made good.
- Minor condensation-related black mould to window sealant in several rooms.
- No extractor fitted to the bathroom.

Typical Cost Guidance

- **Priority Repair:** £500 – £1,000
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £450 – £900
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,000 – £2,000
(optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this property presents well and does not read as a project. Most of what was noted is cosmetic — decorative repairs that were painted over rather than properly filled and finished — and can be picked up gradually as a matter of preference.

The one item worth attention is the localised damp to the gable wall within the rear extension, where a gap in the pointing appears to be letting water in. Addressing the external source before making good internally is the sensible order. The storehouse movement and the condensation marking in bathrooms and bedrooms are common in properties of this age and are managed through monitoring, ventilation and routine upkeep.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The concrete tile roof appears sound to both the front and rear slopes, and to the felt-covered rear extension. There is moss growth across the covering, which is cosmetic and not causing an issue.

A tile that has been replaced to the front slope is not sitting flat and is not an exact match, and a section of verge mortar has fallen out to the front gable.

What's likely required:

- Refit or replace the front-slope tile so it beds down correctly, and make good the missing verge mortar in the same visit

Typical cost guidance: £200 – £400

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The white plastic gutters and downpipes to the front, rear and extension all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Priority Repair

The brickwork and pointing to the main house are sound to all elevations.

Within the rear extension, the top metre of the gable wall has been affected by damp that may be ongoing, with loose mortar and paint peeling. Daylight is visible through a gap in the pointing, which is a likely route for water. The ceiling wallpaper in this space is wrinkled and damp-affected, and this appears to be the cause of the wallpaper lifting lower down the same wall.

The same gable wall shows damp signs in the first-floor closet and third bedroom on the floors above; these relate to the one wall and are covered here rather than repeated.

What's likely required:

- Repoint the gable wall externally to close the gap and address the water route
- Allow the wall to dry, then make good the affected plaster and redecorate internally

Typical cost guidance: £500 – £1,000

Windows & External Joinery

● Ongoing Maintenance / Improvement

The white UPVC double-glazed windows and doors to the front, rear and extension all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The house is in good decorative condition throughout. The recurring point is a number of poorly finished decorative repairs — rectangular plaster patches behind the living-room door that were not floated flat, unfilled screw and nail holes painted over on the staircase and in bedrooms, rough wall/ceiling junctions to the gable-wall bedrooms, and loose window trim in the bedrooms where a wall covering has been removed. None of these are failing; they are appearance-only.

There is minor condensation-related black mould to window sealant in the living room, second and third bedrooms, and minor caulking gaps to skirting junctions in a couple of rooms.

Minor paint bubbling to the hallway wall near the stair foot appears damp-related but is minor and isolated. The airing cupboard immersion heater and heating pump appear sound.

What's likely required:

- Fill, sand and redecorate the poorly finished patches, screw holes and rough junctions where desired
- Take off and refit the loose bedroom window trim and re-caulk skirting gaps
- Wipe down and monitor the condensation-related mould to window sealant

Typical cost guidance: £1,000 - £2,000

Kitchen & Bathroom

● Routine Repair

The kitchen is a relatively modern fitted kitchen in an open-plan kitchen/dining area and appears sound, with the gas boiler visible to the rear wall and appearing sound.

In the bathroom the bath-panel sealant has failed at the shower end and the panel has some movement, and there is condensation-related black mould to the window sealant and painted-over mould to the ceiling near the external wall. There is no extractor fitted, which is likely contributing to the condensation.

What's likely required:

- Reseal and refix the bath panel, and renew the mouldy window sealant
- Wipe down and redecorate the affected ceiling area

Typical cost guidance: £250 – £500

Fit a bathroom extractor (optional): £200 – £350

Services

● Ongoing Maintenance / Improvement

The gas boiler, visible heating pump and immersion heater all appear visually sound.

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear gardens, paving, steps, grass, beds, hedging, fencing and gates all appear sound.

The rear storehouse is an unfinished single-skin brick store with concrete floors and bare walls. It shows some damp signs along the gable wall (currently appearing dry) and minor historic movement: two brick pillars, one on each side, each with a consistent gap of around 8mm behind the pillar, one bowing slightly. Nothing appears to be moving now and the space is dry and sound for storage.

What's likely required:

- Continue using the store as it stands and monitor the pillar gaps for any increase in movement

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Repoint the rear-extension gable wall externally, then dry out and make good the damp-affected plaster internally.
- Refit the loose front-slope roof tile and make good the missing verge mortar.
- Reseal and refix the bathroom bath panel and renew the mouldy window sealant.
- Fit a bathroom extractor to reduce condensation, if desired.
- Fill, sand and redecorate the poorly finished repairs, screw holes and rough junctions throughout as preferred.
- Monitor the storehouse pillar gaps for any increase in movement.
- Carry out standard gas and electrical checks as part of normal purchase due diligence.

Practical Context

This is a well-kept end-terrace that presents better than many of its type, particularly in its general decorative condition. The bulk of what was noted is cosmetic — previous decorative repairs that were painted over without being properly filled and finished — and is a matter of preference rather than need.

The one point to plan for is the localised damp to the rear-extension gable wall, where a gap in the pointing appears to be letting water in. Dealing with the external source first, then making good internally, is the sensible order and keeps the cost modest. The storehouse movement is minor and historic, and monitoring the pillar gaps is a sensible precaution rather than a repair. The condensation marking in the bathroom and bedrooms is typical for a property of this age and is managed through ventilation and routine upkeep.

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

HomeCheck™

www.myhomecheck.co.uk