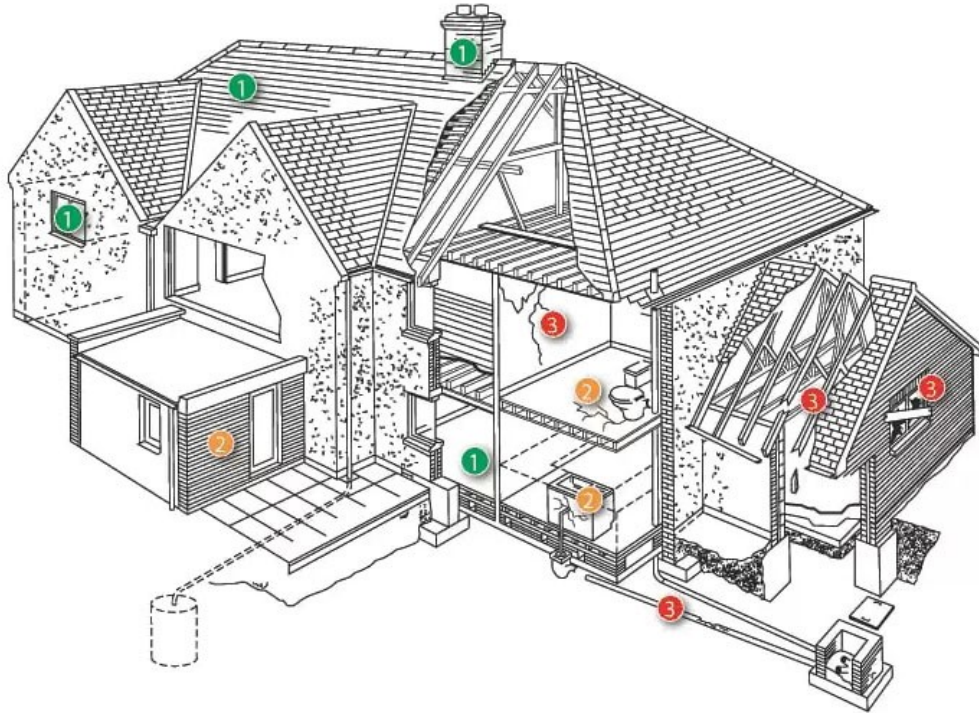


HomeCheckTM



HomeCheck Property Review

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

Property address: 6 Niagara Road, S6 1LU

Date: 15 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-decorated home throughout.

The issues identified are minor and localised, with nothing structural. A small number are best dealt with early, mainly for safety or to keep water out, while the rest are modest repairs and optional improvements that can be planned over time.

Overall, the property needs routine upkeep and a few small repairs rather than any significant work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. A hairline crack above the bathroom window lintel is minor and typical.

● Priority Repair

- The rear decking is soft and partly collapsing, and will not take a person's weight in places.
- Worktop sealant beside the kitchen sink has come away, with minor sealant wear in the shower.

● Routine Repair

- The rear door frame is loosely fixed on the hinge side, with broken plaster to the reveal.
- One hip tile on the side roof slope is slightly lifted, possibly debris or a broken tile.
- The ground-floor smoke alarm is missing from its base.

● Ongoing Maintenance / Improvement

- Historic water marks to the chimney breast in the loft; active leakage not confirmed.
- Loft insulation is thin by current standards.
- The kitchen lino is wrinkled and pierced, and the bathroom has no extractor fan.
- Minor decorative wear in places, with the landing ceiling paper lifting at the joints.
- The garage was locked and not inspected internally.

Typical Cost Guidance

- **Priority Repair:** £400 – £800

(items best addressed early to prevent further deterioration)

- **Routine Repair:** £450 – £850

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

- **Ongoing Maintenance / Improvement:** £600 – £1,200

(optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a house of this age. The rear decking is the one item to settle before the garden is used. Removing it is the cheaper option; rebuilding it properly would be in the region of £1,500 – £3,000 instead.

The remaining repairs are small jobs that a builder could deal with in a single visit, and the chimney staining simply needs checking during heavy rain. Topping up the loft insulation and fitting a bathroom extractor are optional suggestions only, and are not included in the cost totals.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Routine Repair

The roof coverings and ridge appear sound to all slopes. One tile on the side hip is slightly lifted. It may simply be holding debris, or it may be broken; this could not be confirmed from ground level.

What's likely required:

- Ladder inspection of the side hip, then clear, refix or replace the tile as needed

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

In the loft there are water marks to the chimney breast, showing water has entered at some point. The inspection was in dry weather, so active leakage could not be confirmed. If it is ongoing, the chimney flashing is the most likely source.

The loft is otherwise sound. Ceiling insulation is around 100–150mm deep, well below current recommended levels. If desired, topping it up with mineral wool would noticeably improve the house's thermal efficiency.

What's likely required:

- Check the chimney breast in the loft during heavy rain, and repair or renew the flashing if fresh marks appear

Typical cost guidance: No immediate cost anticipated

Chimney flashing repair (if active leakage is found): £400 – £800

Optional loft insulation top-up (if desired): £500 – £1,000

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The brown uPVC gutters, downpipes, soil pipe and visible drainage appear sound, with no visible issues.

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 appear sound to all elevations and the chimney, 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 brown uPVC windows and doors appear sound, with the exception of the rear kitchen door. Its frame is not properly fixed on the hinge side, and the top of the frame moves 10–15mm in and out when pushed. This explains the broken and untidy plaster to the door reveal.

What's likely required:

- Securely refix the rear door frame
- Make good and redecorate the plaster to the door reveal

Typical cost guidance: £200 – £400

Internal Condition

● Ongoing Maintenance / Improvement

The house is in good decorative condition throughout. There is minor wear to paintwork, wallpaper and woodwork in the hall, lounge/dining room and rear bedroom, and some paint damage in the bathroom where the light pull cord strikes the wall.

The landing ceiling paper is lifting slightly at the joints. There is a minor hairline crack above the bathroom window lintel.

What's likely required:

- Touch up marked areas and stick down the landing ceiling paper
- Fill and redecorate the bathroom crack, then monitor for any recurrence

Typical cost guidance: £300 – £600

Kitchen & Bathroom

● Priority Repair

The sealant between the worktop and wall beside the sink has come away, so this joint is no longer watertight. In the shower, the corner sealant is slightly lifted on one side, and there is a small amount of mould to the sealant that should clean off.

What's likely required:

- Reseal the worktop joint beside the sink
- Clean the shower sealant and reseal the lifted corner at the same visit

Typical cost guidance: £100 – £200

● Ongoing Maintenance / Improvement

The fitted kitchen is modern, slightly dated, and in good condition. The loose-laid lino is wrinkled and has a couple of small punctures. In the shower, the grout is slightly recessed in places, showing the tile edges. The bathroom has no mechanical extraction and relies on the window for ventilation; if desired, an extractor fan could be fitted to help control condensation.

What's likely required:

- Replace the kitchen floor covering
- RegROUT the shower locally if desired

Typical cost guidance: Floor covering and regROUTing: £300 – £600

Optional bathroom extractor fan (if desired): £200 – £350

Services

● Routine Repair

The boiler and its flue appear sound. The ground-floor hallway has a battery smoke alarm base with no alarm fitted; the landing alarm is in place.

What's likely required:

- Fit an alarm to the hallway base and test both alarms
- Confirm the boiler servicing history as part of normal purchase checks

Typical cost guidance: £100 – £150

Grounds & Outbuildings

● Priority Repair

The rear decking is bouncy underfoot and is collapsing in places, where a person's weight would go through it. This suggests the framing is lightweight and likely rotting.

What's likely required:

- Keep off the decking until it is dealt with
- Rebuild the decking on a properly sized frame, or remove it

Typical cost guidance: Removal and clearance: £300 – £600

Rebuild (if preferred): £1,500 – £3,000

● Ongoing Maintenance / Improvement

The driveway, boundary walls, fencing, paving and shed appear sound. The garage was locked and could not be inspected internally; externally there are no visible issues.

What's likely required:

- Arrange access to view the garage before purchase

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Keep off the rear decking, then rebuild or remove it.
- Reseal the worktop joint beside the sink, and clean and reseal the shower corner.
- Refix the rear door frame and make good the reveal.
- Arrange a ladder inspection of the lifted hip tile and refix or replace it as needed.
- Fit a smoke alarm to the ground-floor hallway base.
- Check the loft chimney breast during heavy rain, and repair the flashing if fresh marks appear.
- Arrange access to view the garage before purchase.
- Replace the kitchen floor covering and touch up decoration as desired; consider the optional loft insulation top-up and bathroom extractor.

Practical Context

This is a well-presented semi-detached house, decorated to a good standard, with modern uPVC windows and rainwater goods and sound brickwork throughout.

The chimney staining appears historic on the visible evidence, and flashing is a modest, well-understood repair if it proves necessary. Thin loft insulation is common in houses that have not been upgraded and is a straightforward improvement.

Overall, the property needs a small amount of sensible upkeep, with the decking the only item to settle early.

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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