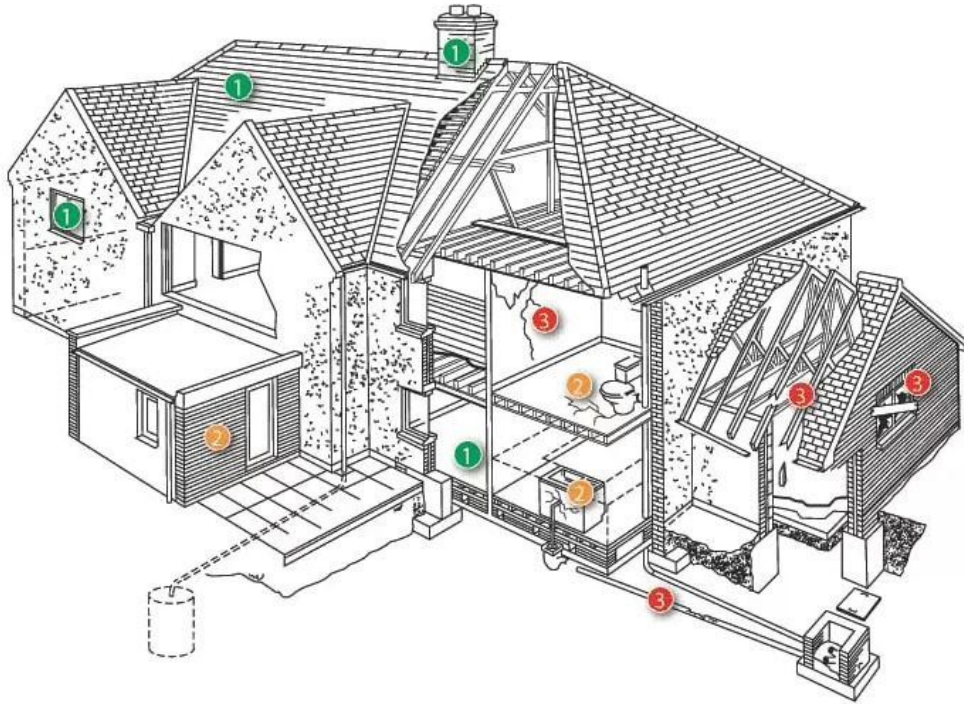


HomeCheckTM



HomeCheck Property Review

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

Property address: 45 Rivelin Street, S6 5DJ

Date: 19 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 stone-built studio apartment is in good condition for its age, and presents as a well-kept, largely modernised space throughout.

The items noted are minor and localised. They relate mainly to a loose section of rear roof verge, a few loose wall and floor tiles, and some cosmetic finishing in the shower room. None point to structural or significant repair work.

In practical terms the property needs only a small amount of sensible upkeep rather than any meaningful repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Loose tiles and dropped verge pointing to the rear roof slope.
- A couple of loose wall tiles above the kitchen-to-living walkway, at head height.
- Minor mould to the shower enclosure sealant and grout.

● Ongoing Maintenance / Improvement

- Patchy, unfinished-looking paintwork above the shower room tiling.
- One hairline-cracked floor tile in the kitchen, sound underfoot.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £350 – £700
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £250 – £550
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project. The items noted are minor, localised and typical for a property of this age and type, and none of them suggest structural or significant repair work.

The rear roof verge is the one item worth attending to reasonably soon, as loose verge tiles and pointing are best refixed before they move further. Everything else is straightforward maintenance and cosmetic finishing that can be planned at leisure or left to preference.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The front roof slope appears sound with no visible issues.

The rear roof slope appears mostly sound, but some tiles to the verge are loose and the verge pointing has dropped away slightly from the underside of the tiles. There was no visible sign of water ingress internally.

What's likely required:

- Have the rear verge inspected, then refinish the verge pointing and refix or replace the loose tiles

Typical cost guidance: £350 – £700

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The black plastic guttering and downpipes appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The stonework and pointing appear sound, 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

● Ongoing Maintenance / Improvement

The property is fitted with UPVC windows and what appear to be composite doors, all relatively new and appearing sound. The panelling surrounding the front window also appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The kitchen is a modern fitted kitchenette in good condition, with walls and floor tiled throughout. A couple of wall tiles immediately above the walkway from the kitchen into the living area are loose and move to the touch; as these sit at head height they are best refixed rather than left.

The living area, which also serves as the studio's sleeping space, is in good decorative condition with no visible issues. The consumer unit here appears sound.

What's likely required:

- Refix or replace the loose wall tiles above the walkway

Typical cost guidance: £100 – £200

Kitchen & Bathroom

● Routine Repair

The shower room has an electric shower, WC, basin and towel radiator, all appearing sound. There is minor black mould to the shower enclosure sealant and grout.

What's likely required:

- Renew the shower enclosure sealant and clean or refresh the affected grout

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The paintwork above the shower room tiling is patchy and looks unfinished, appearing to be a single coat over fresh plaster. In the kitchen, one floor tile has a hairline crack but is sound underfoot.

Both are appearance-only points, entirely a matter of preference.

What's likely required:

- Redecorate above the shower room tiling if desired
- Replace the cracked kitchen floor tile if desired

Typical cost guidance: £100 – £250

Services

● Ongoing Maintenance / Improvement

The consumer unit is located in a cupboard in the living area and appears visually sound. A smoke alarm base is fitted to the kitchen ceiling; the alarm itself is currently off its base and needs a new battery and refitting.

What's likely required:

- Refit the kitchen smoke alarm with a new battery and confirm it is working
- Carry out a standard electrical check as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

No grounds or outbuildings formed part of this studio apartment.

What's likely required:

- No immediate works required

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Have the rear roof verge inspected and the loose verge tiles and pointing refixed.
- Refix or replace the loose wall tiles above the kitchen walkway.
- Renew the shower enclosure sealant and refresh the affected grout.
- Refit the kitchen smoke alarm with a new battery and check it works.
- Redecorate above the shower room tiling and replace the cracked kitchen floor tile if desired.
- Confirm electrical certification as part of normal purchase checks.

Practical Context

This is a compact, largely modernised studio apartment that presents well throughout. The internal spaces are in good decorative order and the fixtures appear sound.

The rear roof verge is the only item worth addressing reasonably soon. The remaining points — a few loose tiles, some sealant and grout, and cosmetic finishing — are the kind of small upkeep any property of this age accumulates, and can be dealt with at leisure or according to preference.

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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