

373 George Road

Home Inspection Report



Inspection Date: 2026-02-22

Address: 373 George Road
Birmingham
United Kingdom
B23 7RY

Type: Terraced

Bedrooms: 3

Bathrooms: 2


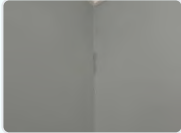
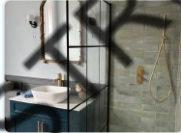
















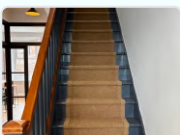
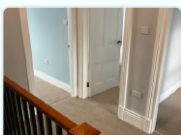
373 George Road

Introduction

This Report has been prepared for the property at **373 George Road** following a visual assessment carried out using the homeSurvey app on the 22nd of February 2026. The Report records the visible condition of the property based solely on photographs submitted by the user at the time of inspection.

The Report includes an overall Property Health Score, a summary of observed issues, and an indication of repairs categorised by urgency. Where available, indicative cost ranges are provided to give context on the scale of potential works. The findings are grouped into urgent repairs, routine repairs, items in normal condition, and areas not inspected.

This Report is limited to the areas photographed and does not involve any intrusive investigation. It should not be regarded as a substitute for a professional survey or specialist inspection.

Room	Images			
Bathroom				
Roof				 +1 image
Utilities and heating				
Living room				
Exterior and walls				 +4 images
Hallways and stairs				

[See 2 more rooms in Image Gallery](#)

373 George Road

Condition summary

Property Health Score



0-499 Poor

500-799 Fair

800-1000 Good

Repairs Summary

0 **Urgent repairs**
Need immediate attention

14 **Routine repairs**
Can be planned and budgeted

9 **Satisfactory**
No visible defects found

Overview: At George Road, significant moss growth on roof and brickwork suggests moisture retention, risking tile and brick deterioration. Notably, chimney flashing wear and displaced roof tiles could lead to water ingress. With a health score of 543, addressing roof and chimney issues promptly is advised, alongside a specialist roof inspection to prevent further damage.

Routine repairs
Roof issues include moss, algae, displaced tiles, and gutter blockages. Exterior walls show spalling, moss growth, and cracks. Interior defects include damp in the bathroom, worn carpets, and electrical safety concerns.

Estimated repair cost: £3,100 - £8,150

The Property Health Score is based on the number and severity of visible defects found in submitted photos. A higher score suggests fewer visible issues, but does not guarantee the property is defect-free.

Cost estimate is indicative and based on typical UK repair costs. Obtain quotes from qualified tradespeople before committing.

373 George Road

Routine repairs (page 1 of 7)



Non-urgent defects that may worsen over time or require maintenance

Roof - Moss and algae on roof tiles

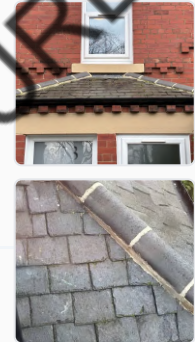
Est. £200-£500

WHAT WE FOUND

Visible moss and algae growth is present on the roof tiles, particularly on the lower slopes and near the ridge tiles. This biological growth can retain moisture and may accelerate tile deterioration.

LIKELY CAUSE

The presence of moss and algae is likely due to prolonged moisture retention on shaded or less exposed areas of the roof, combined with organic debris accumulation.



+1 more

WHY IT MATTERS

While not immediately hazardous, moss and algae can cause tiles to degrade prematurely and may lead to water ingress if left untreated.

WHAT TO DO

Recommend cleaning the roof tiles using appropriate biocide treatments to remove moss and algae. Regular maintenance to prevent regrowth is advised.

Hallways and stairs - Scuffed paint on stair stringers

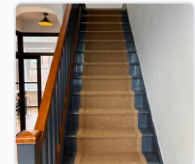
Est. £100-£250

WHAT WE FOUND

The painted stair stringers on either side of the carpet runner exhibit scuff marks and minor surface wear, reducing the finish quality.

LIKELY CAUSE

Contact damage from foot traffic and objects, normal wear over time.



WHY IT MATTERS

No immediate risk but continued wear may lead to paint flaking and exposure of timber to damage.

WHAT TO DO

Repainting or touch-up of the stair stringers to maintain protection and appearance is advised.

373 George Road

Routine repairs (page 2 of 7)

Roof - Flashing around chimney shows wear

Est. £400-£900

WHAT WE FOUND

The lead or metal flashing around the chimney appears aged and may have minor gaps or deterioration, risking water ingress.

LIKELY CAUSE

Weather exposure and thermal movement cause flashing to degrade over time.



WHY IT MATTERS

Faulty flashing can lead to leaks around the chimney, causing internal dampness and damage to roof timbers.

WHAT TO DO

Recommend inspection by a roofing specialist and repair or replacement of flashing as necessary to ensure watertightness.



Exterior and walls - Damaged bricks and mortar loss

Est. £400-£1,000

WHAT WE FOUND

Visible spalling and loss of brick faces and mortar joints, particularly at the base of the wall and corners. Some bricks show holes and surface erosion.

LIKELY CAUSE

Weathering, moisture ingress, and freeze-thaw cycles causing brick and mortar degradation.



WHY IT MATTERS

If untreated, deterioration may lead to further loss of structural integrity and increased water ingress.

WHAT TO DO

Replace severely damaged bricks and repoint mortar joints using compatible materials. Inspect for underlying causes of moisture ingress.



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Routine repairs (page 3 of 7)

Roof - Some roof tiles appear displaced

Est. £250-£600

WHAT WE FOUND

Certain roof tiles, particularly near the eaves and ridge, appear slightly displaced or uneven, which may compromise the roof's weatherproofing.

LIKELY CAUSE

Displacement may be caused by weathering, wind uplift, or inadequate fixing during installation.



WHY IT MATTERS

Displaced tiles can allow water ingress, leading to internal dampness and potential damage to roof timbers.

WHAT TO DO

Tiles should be repositioned and securely fixed. A thorough roof inspection is advised to identify any loose or damaged tiles requiring replacement.



Exterior and walls - Moss and algae on brickwork

Est. £150-£400

WHAT WE FOUND

Significant moss and lichen growth on the brick wall surfaces, particularly on the coping stones and upper bricks. This biological growth is visible as green and white patches.

LIKELY CAUSE

Prolonged moisture retention on the brick surfaces, likely due to shading and poor drying conditions.



WHY IT MATTERS

Biological growth can retain moisture against the brickwork, potentially accelerating decay and mortar deterioration if left untreated.

WHAT TO DO

Clean affected areas using appropriate biocide treatments and soft brushing. Improve drainage and sunlight exposure if possible to reduce moisture retention.



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Routine repairs (page 4 of 7)

Bathroom - Visible damp patches on wall

Est. £150-£500

WHAT WE FOUND

There are visible damp patches on the corner wall near the ceiling, showing signs of moisture ingress or condensation.

LIKELY CAUSE

The damp patches are likely caused by condensation due to inadequate ventilation or minor water ingress from the external wall or roof junction.



WHY IT MATTERS

If left untreated, the dampness could lead to mould growth and deterioration of the wall finishes, potentially affecting internal air quality and fabric integrity.

WHAT TO DO

Investigate ventilation adequacy and improve if necessary. Treat affected areas with appropriate damp-proofing and redecorate. Consider specialist damp survey if damp persists.

Utilities and heating - Electrical panel mounted on timber board

Est. £200-£600

WHAT WE FOUND

The electrical panel and associated meters are mounted on a timber board fixed to the wall. The timber appears aged and may not provide optimal fire resistance or secure mounting for electrical components.

LIKELY CAUSE

Use of timber board as a mounting surface, possibly for ease of installation or retrofit purposes.



WHY IT MATTERS

While not immediately hazardous, timber mounting may increase fire risk and reduce long-term stability of the electrical installation.

WHAT TO DO

Recommend assessment by a qualified electrician to consider replacing the timber board with a fire-resistant mounting panel and ensure compliance with current electrical safety standards.

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Routine repairs (page 5 of 7)

Living room - Chipped tile on fireplace surround

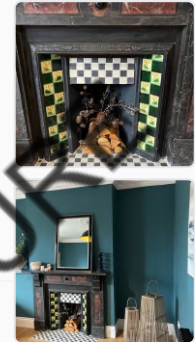
Est. £150-£400

WHAT WE FOUND

There is visible minor chipping to some of the decorative tiles on the fireplace surround, particularly on the green and yellow floral tiles. The damage is localized and does not appear to affect the structural integrity of the fireplace.

LIKELY CAUSE

Wear and tear from use or accidental impact over time.



WHY IT MATTERS

The chipped tiles are primarily cosmetic but could worsen if left unrepaired, potentially leading to further tile loss or damage.

WHAT TO DO

Careful replacement or repair of the damaged tiles by a specialist tiler or restoration expert to match the existing decorative pattern.

Roof - Gutters show signs of blockage

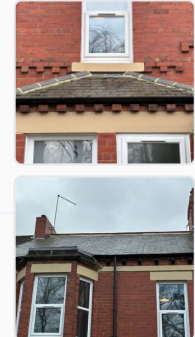
Est. £100-£300

WHAT WE FOUND

The gutters appear to have debris accumulation and possible blockages, which may impede effective rainwater drainage.

LIKELY CAUSE

Accumulation of leaves, moss, and other debris over time without regular cleaning.



WHY IT MATTERS

Blocked gutters can cause water overflow, leading to dampness in walls and potential damage to the roof structure.

WHAT TO DO

Recommend clearing gutters and downpipes, followed by regular maintenance to prevent future blockages.

373 George Road

Routine repairs (page 6 of 7)

Exterior and walls - Cracks in brick wall near pipe

Est. £300-£800

WHAT WE FOUND

Visible vertical and stepped cracks in the brickwork adjacent to a drainage pipe and stone coping. The cracks extend through multiple bricks and mortar joints, indicating movement or settlement.

LIKELY CAUSE

Settlement or minor structural movement causing cracking in the brickwork near the drainage pipe and coping stone.



WHY IT MATTERS

While not immediately hazardous, the cracking could worsen over time leading to further deterioration or water ingress.

WHAT TO DO

Engage a qualified mason or structural engineer to assess the extent of movement. Repoint and repair cracked bricks as necessary, and monitor for further movement.

Hallways and stairs - Worn carpet on staircase

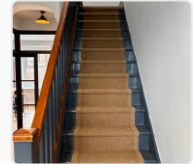
Est. £150-£400

WHAT WE FOUND

The carpet runner on the staircase shows visible signs of wear and flattening, particularly on the edges of the treads, indicating moderate use and potential future deterioration.

LIKELY CAUSE

Regular foot traffic causing abrasion and compression of carpet fibres over time.



WHY IT MATTERS

Continued wear may lead to further deterioration, increasing slip risk and reducing aesthetic appeal.

WHAT TO DO

Consider replacing or professionally cleaning and repairing the carpet runner to restore appearance and safety. Specialist carpet fitters should be engaged.

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Routine repairs (page 7 of 7)

Roof - Deteriorated mortar on ridge tiles

Est. £300-£700

WHAT WE FOUND

The mortar bedding the ridge tiles shows signs of deterioration and weathering, with some areas appearing cracked or eroded.

LIKELY CAUSE

Exposure to weather over time causes mortar to degrade, losing its binding properties and allowing potential water ingress.



WHY IT MATTERS

If not addressed, deteriorated mortar can lead to loose ridge tiles and potential water penetration, risking internal dampness.

WHAT TO DO

Repointing of ridge tiles with suitable mortar mix is recommended to restore weatherproofing and structural integrity.



Utilities and heating - Corrosion visible on gas pipe

Est. £150-£500

WHAT WE FOUND

Visible corrosion and surface deterioration are present on the metal gas pipe and fittings, particularly at the elbow joint and near the connection points. This indicates potential long-term exposure to moisture or chemical agents.

LIKELY CAUSE

Corrosion likely caused by condensation or minor leaks around pipe joints and fittings over time.



WHY IT MATTERS

If left untreated, corrosion may lead to weakening of the pipework, increasing the risk of leaks or failure, which could pose safety hazards.

WHAT TO DO

Recommend a qualified gas engineer to inspect the pipework for integrity and replace or treat corroded sections. Protective coatings or insulation may be applied to prevent recurrence.

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Satisfactory (page 1 of 2)



Cosmetic or non essential repairs

Bedroom - Typical carpet wear

WHAT WE FOUND

The carpet shows signs of typical wear consistent with normal use. There are no visible stains, tears, or significant damage.

WHAT TO DO

Routine cleaning and periodic replacement as part of normal maintenance.



Exterior and walls - Weep holes present and clear

WHAT WE FOUND

Small circular weep holes are visible at the base of the brickwork, appearing unobstructed and functional for cavity drainage.

WHAT TO DO

No immediate action required. Maintain clear openings during routine inspections.



Bedroom - Minor paint blemishes on walls

WHAT WE FOUND

There are minor paint blemishes visible on the walls, particularly near the corners and edges. These appear to be superficial and typical of normal wear and tear.

WHAT TO DO

Repaint affected areas as part of routine maintenance to improve aesthetics.



Utilities and heating - Boiler installed within cabinet

WHAT WE FOUND

The boiler is installed within a cabinet with apparent adequate clearance around the unit for ventilation and servicing. No visible signs of damage, leaks, or poor installation are evident.

WHAT TO DO

Regular servicing and inspection recommended to ensure ongoing safe operation.



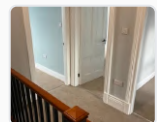
Hallways and stairs - Walls and door frames in good condition

WHAT WE FOUND

Walls and door frames in the hallway show no visible cracks, stains, or damage, indicating satisfactory condition.

WHAT TO DO

Maintain regular decoration and inspection.



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Satisfactory (page 2 of 2)

Exterior and walls - Render in good condition

WHAT WE FOUND

The external render on the rear facade appears intact with no visible cracks, delamination, or staining. Window and door surrounds are well maintained.

WHAT TO DO

Continue regular maintenance and inspections to ensure render remains sound.



Roof - Roof tiles generally sound

WHAT WE FOUND

The majority of the roof tiles appear intact and well fixed with no visible broken or missing tiles.

WHAT TO DO

Continue regular inspections and maintenance to preserve roof condition.



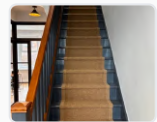
Hallways and stairs - Good condition handrail and balustrade

WHAT WE FOUND

The wooden handrail and painted balustrade appear well-maintained with no visible damage or deterioration.

WHAT TO DO

Continue regular cleaning and inspection to maintain condition.



Exterior and walls - Fencing and paving well maintained

WHAT WE FOUND

Modern wooden fencing and paved patio areas are in good condition with no visible damage or deterioration.

WHAT TO DO

Routine maintenance to preserve condition.



373 George Road

Not inspected

Scope of this Report

This Report records **visible surface conditions only**, derived from photographs supplied through the homeSurvey app on the date of capture. Findings are limited by what was photographed, the angle/lighting/clarity of images, and any items obscuring views. Conditions may change after the photographs were taken. **Absence of a finding is not confirmation that an element is free from defect.**

Outside the scope of this visual assessment:

- **Access & visibility** – voids/coverings not photographed; sub-floor voids; concealed timbers; areas hidden by finishes, stored items or furniture; high-level features and external elevations beyond normal line-of-sight.
- **Structure** – foundations, load-bearing elements, lintels and wall ties; structural movement or subsidence where not evident visually.
- **Services & compliance** – no testing of electrical, gas, plumbing/heating, ventilation or drainage; no assessment of fire safety systems, insulation performance, EPC rating, or compliance with Building Regulations/Planning approvals.
- **Environmental & legal matters** – damp not visible on the surface, asbestos, radon, contamination, Japanese knotweed, flood risk, rights of way/boundaries or title matters.
- **Valuation & measurement** – no valuation is provided; any dimensions shown are illustrative only.

This Report is a visual record, not a professional survey, and should not be used for mortgage, insurance or legal reliance.

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Next steps

Practical follow-up

Use this Report as an organised starting point for further enquiries. Where issues are indicated, consider the steps below, selecting those relevant to the property and your concerns.

Review & clarify

- Re-read items marked Urgent and prepare specific questions for the seller/agent.
- If coverage is incomplete, obtain additional photographs/video or arrange a revisit.

Commission targeted investigations (as appropriate)

- **RICS survey** for an independent inspection and narrative advice.
- **Structural engineer** where cracking, deflection or distortion is significant or widespread.
- **Timber & damp specialist** if damp staining, mould, musty odour or ventilation concerns are noted.
- **Roofing contractor** for roof coverings, flashings, chimneys and rainwater goods.
- **Gas Safe engineer** and qualified electrician for safety checks (e.g., boiler/service history, EICR).
- **Drainage contractor** (CCTV) if blockages, smells or settlement are suspected.
- **Asbestos survey** for pre-2000 properties where suspect materials may be present.
- **Radon check** (Public Health England maps) in designated areas.
- **Wall-tie/cavity inspection** where applicable to age/type (commonly 1930s–1980s cavity walls).

Obtain quotations & keep records

- Seek at least two written quotes per item from suitably qualified/insured contractors, with a clear scope of works.
- File photographs, quotes and correspondence; share relevant items with your conveyancer.

Note: These steps are guidance only. Decisions should not be based solely on this Report; obtain professional advice where assurance is required.

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Terms and Conditions

This document (the "Report") is generated by homeSurvey by uSurv from photographs supplied through the homeSurvey app. It provides an AI-based visual overview of the property's visible condition at the time the images were captured. By opening, using or sharing this Report you acknowledge and agree to these Terms and Conditions.

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3. Estimated repair costs

Any cost figures included are rough, illustrative ranges derived from typical UK pricing for mid-range specifications. They are not quotations and no assurance is given that actual costs will match the figures shown. Independent contractor quotations should be obtained before committing to any works.

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10. Contact

homeSurvey by uSurv — uSurv Ltd, 124 City Road, London, EC1V 2NX, United Kingdom
Email: contact@usurv.ai

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Image Gallery (page 1 of 7)

Bathroom



Visible damp patches on wall



Bedroom



Typical carpet wear



Typical carpet wear

373 George Road

Image Gallery (page 2 of 7)

Bedroom (cont.)



Minor paint blemishes on walls

Exterior and walls



Moss and algae on brickwork



Damaged bricks and mortar loss



Damaged bricks and mortar loss



Render in good condition

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Image Gallery (page 3 of 7)

Exterior and walls (cont.)



Render in good condition



Fencing and paving well maintained

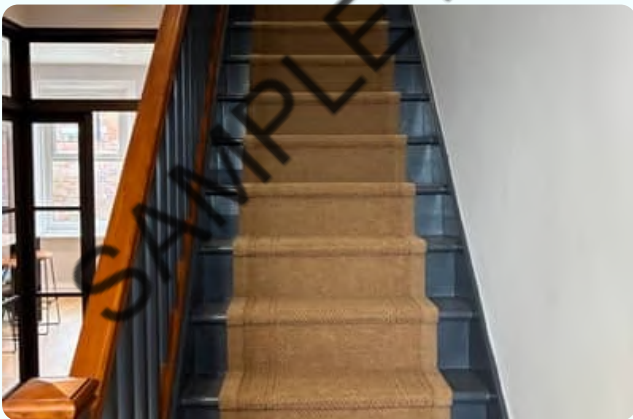


Fencing and paving well maintained

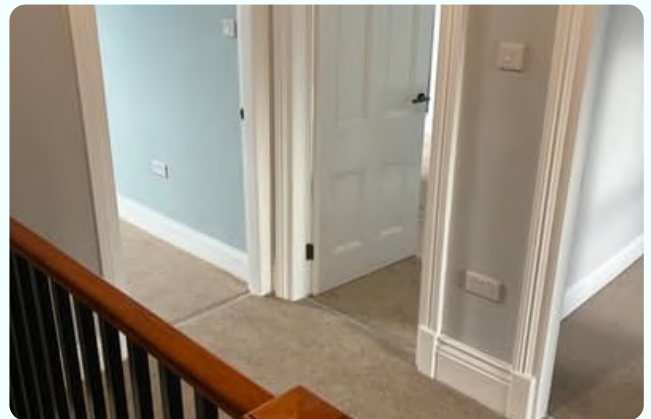


Render in good condition

Hallways and stairs



Scuffed paint on stair stringers



Walls and door frames in good condition

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Image Gallery (page 4 of 7)

Kitchen



373 George Road

Image Gallery (page 5 of 7)

Living room



Chipped tile on fireplace surround



Chipped tile on fireplace surround



Roof



Moss and algae on roof tiles



Moss and algae on roof tiles

373 George Road

Image Gallery (page 6 of 7)

Roof (cont.)



Flashing around chimney shows wear



Flashing around chimney shows wear



Moss and algae on roof tiles

Utilities and heating



Boiler installed within cabinet



Electrical panel mounted on timber board

373 George Road

Image Gallery (page 7 of 7)

Utilities and heating (cont.)



Corrosion visible on gas pipe

SAMPLE REPORT STRUCTURE