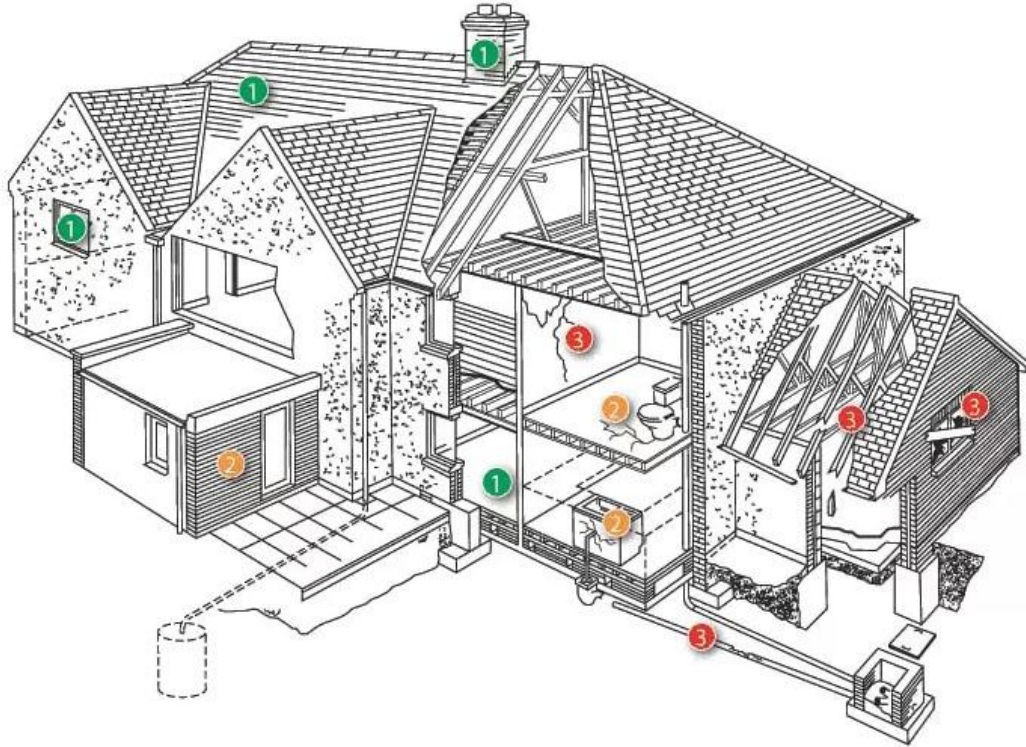


HomeCheckTM



HomeCheck Property Review

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

Property address: 20 Kendal Road, S6 4QG

Date: 25 April 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 property appears to be in **good condition** for its age, with only very limited minor finishing items noted during inspection.

There are no obvious signs of significant structural concern from the visible and accessible areas. The property presents as a well-maintained modern home that would benefit primarily from minor finishing works and general low-level maintenance, rather than repair of any significance.

Summary of condition

● Structure

- The property appears to be sound overall.
- No obvious cracking, distortion, or signs of movement were noted during the inspection.
- The roof space was not accessed, so no comment can be made on concealed areas within the attic.

● Priority Repair

- None noted from the visible and accessible areas

● Routine repair

- Standard gas and electrical checks as part of the normal purchase process

● Ongoing maintenance / improvement

- Renew or install missing sealant behind the kitchen worktop / sink area
- Re-fix or tidy localised loose or slightly curled vinyl flooring
- Install missing floor thresholds at selected internal doorways
- Replace localised missing skirting board in bedroom one
- Clear renovation waste currently stored in the garage

Typical cost guidance

 Priority Repair: £0 – £0

(items best addressed early to prevent further deterioration)

 Routine repair: £150 – £300

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

 Ongoing maintenance / improvement: £400 – £1,200

(optional upgrades and general improvements depending on preference)

What this means

This is a well-presented and well-maintained modern property that appears to be in better than average condition for its age.

The issues identified are minor and relate mainly to small finishing items rather than substantive repair works. There appears to be little here to suggest meaningful repair expenditure in the near term, and most items can be approached gradually as part of normal upkeep.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The roof covering appears sound, with ridge tiles appearing intact and no obvious slipped or damaged tiles noted. A little moss growth is visible, but this appears limited and typical for a property of this age rather than a concern in itself. There are no chimneys. A boiler flue is visible through the roof slope and appears sound from the external view available.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The rainwater goods appear to be brown plastic gutters and downpipes. From the visible areas, they appear sound and serviceable, with no obvious leaks, distortion, or defects noted during inspection. External drainage points visible at the rear, including the kitchen waste area, also 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 property appears to be brick built and externally presents well. No obvious defects were noted to the visible brickwork, and the overall external condition appears good.

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 doors, which appear in good condition throughout the visible areas. The windows, doors, eaves and verge details all appear sound. Doors and windows viewed internally appeared to operate normally.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Internal Condition

● Ongoing Maintenance / Improvement

The internal condition is good overall, and the property appears clean, tidy, and relatively recently decorated. Walls, ceilings, paintwork, internal woodwork, and floor finishes generally present well.

The only visible issues are minor finishing items, including loose-fit vinyl flooring in places, some missing thresholds between floor finishes, and missing skirting board to part of one bedroom wall. These appear localised and cosmetic.

What's likely required:

- Install missing thresholds at selected internal doorways
- Re-fix localised loose or slightly curled vinyl flooring
- Replace localised missing skirting board in bedroom one

Typical cost guidance: **£200 – £600**

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen appears modern, clean, and in very good condition overall. Units, worktops, and visible appliances appear well presented, with no obvious signs of significant wear or damage. The main point noted is missing or inadequate sealant to the rear of the worktop, particularly around the sink area, which should be renewed to reduce the chance of localised moisture getting behind the units.

Both bathrooms appear in good condition, with sanitary ware, tiling, and fittings generally presenting well. Minor curling or bowing to vinyl flooring at door thresholds is visible in places, but this is slight and cosmetic.

What's likely required:

- Renew or install sealant behind the kitchen worktop / sink area
- Tidy minor floor finish details at bathroom doorway areas if desired

Typical cost guidance: **£100 – £300**

Attic

● Ongoing Maintenance / Improvement

An attic hatch is present, but the roof void was not inspected.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Services (General Due Diligence)

● Routine repair

The visible services appear typical for a property of this age. A relatively modern consumer unit is present in the hallway. A gas meter and electric meter are located within the covered parking area, and the boiler is located in the kitchen. Visible electrics, lighting, sockets, extractor fans, and radiators all appeared to be functioning normally at the time of inspection, though no formal testing has been undertaken.

What's likely required:

- Standard testing of the gas system as part of the normal purchase process
- Confirm that appropriate electrical certification is available

Typical cost guidance: **£150 – £300**

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The rear garden is simple and well kept. Fencing and external areas appear in good condition overall. The garage appears dry and generally clean, although renovation waste remains stored there and should be cleared.

What's likely required:

- Clear stored building waste from garage
- General maintenance only

Typical cost guidance: **£100 – £300**

Practical Next Steps

- Renew the missing or limited sealant behind the kitchen worktop and sink
- Install missing thresholds where floor finishes currently stop short
- Re-fix loose or slightly curled vinyl flooring in localised areas
- Replace missing skirting board in bedroom one
- Clear renovation waste from the garage

These are all modest items and appear to be finishing works rather than repairs of any significance.

Practical Context

This is a modern property that appears to have been looked after well. The condition appears better than typically seen in many homes of a similar age, and the issues noted are limited to minor finishing and cosmetic items.

For most buyers, this should read as a low-maintenance property with only a small amount of straightforward tidying and finishing work to consider.

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.

Fran Mickelborough

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