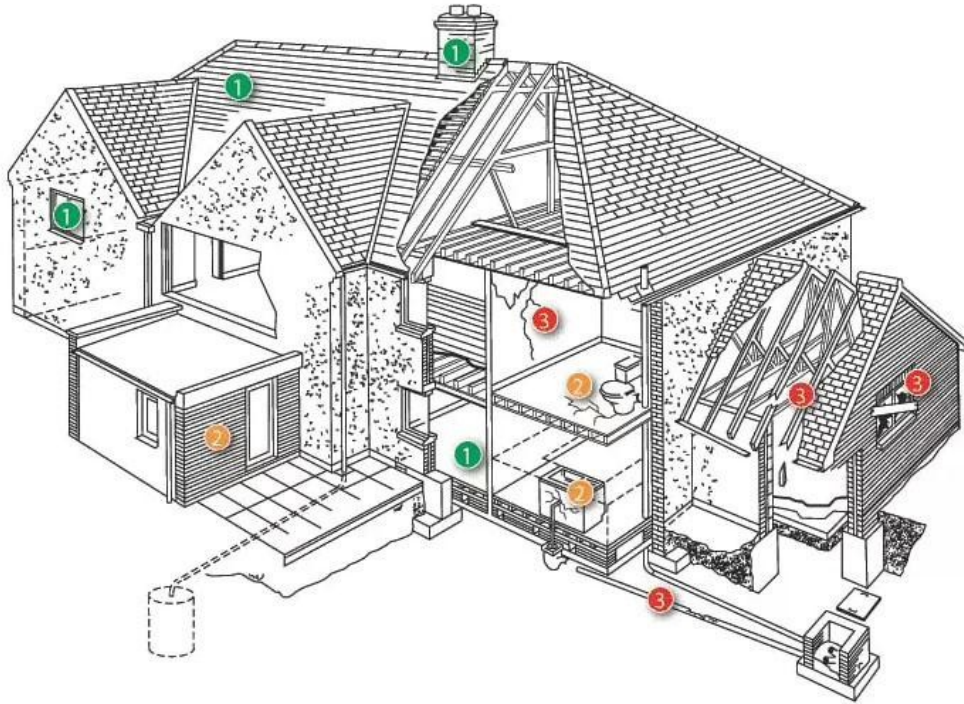


HomeCheck™



HomeCheck Property Review

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

Property address: 37 Lytton Crescent, S5 8AY

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 semi-detached brick house is in average condition for its age, and presents as a sound property that has been let run down decoratively rather than one carrying serious defects.

Almost everything noted is cosmetic or minor: tired and damaged decoration throughout, peeling paint to the rendered elevations, and a scatter of small repairs. There is some cracking to internal walls that has not shifted and appears historic, best refinished and kept under review. Only two items are worth attending to promptly – a displaced rear downpipe and a loose electrical socket.

In practical terms this is a redecoration and light-repair job, not a refurbishment project. The fabric is sound; the work is about bringing the finishes back up to standard over time.

Summary of Condition

● Structure

- No significant structural movement was noted. Hairline to fine cracking is present to several internal wall junctions; the crack faces have not shifted and the movement appears historic. Best refinished and monitored, with a structural engineer consulted only if it recurs or widens.

● Priority Repair

- The rear downpipe is lying detached at the foot of the wall, so rainwater is discharging against the house.
- A double socket in the third bedroom is loose and hanging from the wall on a cracked back box.

● Routine Repair

- One slipped or broken roof tile is visible below the front ridge.
- A short section of bargeboard and soffit is missing to the rear.
- The shower room door handle and latch do not work; the bathroom extractor does not appear to run.
- Broken and missing wall tiles are present in the kitchen and pantry areas.
- Kitchen unit door and drawer facings are delaminating, with two fronts stripped back to bare MDF; the rear-door reveal has loose plaster and a crack.
- Smoke alarm heads are missing from two fitted bases.

● Ongoing Maintenance / Improvement

- Paint is cracked, flaking and peeling to the rendered front, side and rear elevations, with the top render coat lost in places behind it.
- Internal decoration is tired and damaged throughout the hallway, stairway and bedrooms, with missing plaster patches in several places.
- Black mould is present to sealant and grout in the shower room, kitchen, bathroom and to two bedroom window junctions, and to the shower room ceiling.
- The rear garden carries some debris and an overgrown area that could be cleared if desired.

Typical Cost Guidance

- **Priority Repair:** £400 – £750
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,500 – £2,600
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £5,000 – £8,000
(optional upgrades and general improvements depending on preference)

What This Means

The key point is that this is a sound house in need of decoration and small repairs, not a property with structural or damp problems driving major work. The great majority of what was noted is cosmetic – peeling paint, tired finishes and minor making good – and can be planned and carried out over time rather than all at once.

The two items worth dealing with promptly are simple and inexpensive: refitting the rear downpipe and making the loose socket safe. The internal cracking looks historic and is best refinished and watched; a structural engineer is only warranted if it returns or opens up. Budget mainly for redecoration inside and out, and treat the rest as ordinary upkeep for a property of this age and type.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The main roof appears to be original clay tiles and is in good overall condition, front, rear and to the side hip.

One tile has slipped or broken just below the front ridge. It is likely still providing some cover, but should be refitted or replaced before it moves further. The roof void was not accessed, so a leak could not be ruled out from inside.

What's likely required:

- Refit or replace the slipped tile below the front ridge
- Check adjacent tiles during access

Typical cost guidance: £200 – £450

Rainwater Goods (Gutters & Drainage)

● Priority Repair

The black plastic gutters and downpipes generally appear sound.

The rear downpipe has come away and is lying at the foot of the wall, so water from that outlet is discharging against the house and should be refitted before it saturates the wall.

A short section of bargeboard and soffit, around two feet long, is missing to the rear at the party boundary; the remainder is sound. Kitchen and visible drainage appear sound.

What's likely required:

- Refit the detached rear downpipe
- Replace the missing bargeboard and soffit section to the rear

Typical cost guidance: £250 – £450

External Walls

● Ongoing Maintenance / Improvement

The property is largely rendered and painted. The render itself is broadly sound, but the paint over it is cracked, flaking and peeling across the front, side and rear elevations – worst to the side and rear, where the top render coat has come away with the paint in places.

Bringing the elevations back up to standard is a strip, prepare and repaint job, with localised render patching where the surface has lost its top coat. This is presentation rather than a fabric failure.

What's likely required:

- Strip, prepare and repaint the rendered elevations, patching render locally where the top coat has come away

Typical cost guidance: £2,000 – £4,000

Windows & External Joinery

● Routine Repair

The white UPVC windows and doors generally appear sound.

One double-glazed top-light unit to the first bedroom is misted internally, indicating a failed seal to that unit.

What's likely required:

- Replace the failed (misted) double-glazed unit to the first bedroom top light

Typical cost guidance: £200 – £300

Internal Condition

● Ongoing Maintenance / Improvement

Decoratively the house is very mixed. The living room and re-plastered main bathroom present well, but the entrance hall, stairway and bedrooms are tired – damaged and flaking paintwork, missing plaster patches at skirtings, the understairs and stair treads, and stripped walls left unfinished in the third bedroom. The stairs are bare painted treads.

Fine to hairline cracking runs from either side of the living room window down a perpendicular wall, up the stairway wall junction and across the landing ceiling, with a slightly wider crack – a few millimetres – at an internal-to-end-wall junction in the third bedroom. The crack faces have not shifted and the opposite face of the bedroom wall has already been re-plastered and is sound, so this reads as historic movement. It is best refinished and monitored, with a structural engineer consulted only if it recurs or widens.

The kitchen rear-door reveal has loose, damaged plaster and a crack close to the frame, with minor condensation-related mould; this is localised making good.

What's likely required:

- Redecorate throughout, making good missing plaster and damaged paintwork to the hall, stairway and bedrooms
- Refinish the cracked wall junctions and monitor for any recurrence
- Make good the kitchen rear-door reveal

Typical cost guidance: £3,000 – £5,000

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and in reasonable order overall. The unit door and drawer facings are delaminating and peeling in several places, with two fronts stripped back to bare MDF, and there are broken and missing wall tiles near the step and to the pantry shelving. The door architrave has been roughly replaced to one side and left unfilled. The boiler in the utility pantry appears sound.

In the shower room, the door handle is missing to one side and the latch does not work. In the main bathroom the extractor does not appear to run. Black mould is present to sealant and grout in the shower room, kitchen and bathroom, and the shower room towel radiator is rusting to its lower half.

The pantry ceiling paint is flaking fairly consistently, suggesting a damp or airflow source above rather than a leak; worth keeping an eye on.

What's likely required:

- Renew the delaminated kitchen unit facings and replace broken/missing tiles
- Refit the shower room door handle and latch, and check/replace the bathroom extractor
- Renew mouldy sealant and grout and make good the kitchen architrave

Typical cost guidance: £1,100 – £2,000

Services

● Priority Repair

The gas boiler, gas meter, electricity meter and consumer unit are visible and appear sound.

A double socket in the third bedroom is loose and hanging from the wall, with a loose faceplate and a cracked back box. This should be made safe: the box replaced and the socket refixed properly. Two fitted smoke alarm bases have no alarm heads.

Standard gas and electrical safety checks are sensible as part of a normal purchase.

What's likely required:

- Make the loose bedroom socket safe – replace the cracked back box and refix the socket
- Fit smoke alarm heads to the two bases
- Carry out standard gas and electrical safety checks

Typical cost guidance: Socket repair and smoke alarms: £150 – £300

Standard gas and electrical checks: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front driveway, steps, lawns, beds, hedge, gate and fencing all appear sound and in reasonable order.

To the rear the garden, boundaries and shed appear sound, though the rear boundary and hedge are slightly overgrown and there is some strewn debris and a soil/compost pile with overgrown shrubbery to the back. This could be cleared and tidied if desired.

What's likely required:

- Clear and tidy the rear garden debris and overgrown area if desired

Typical cost guidance: £300 – £500

Practical Next Steps

- Refit the detached rear downpipe so it no longer discharges against the wall.
- Make the loose third-bedroom socket safe – replace the cracked back box and refix it.
- Refit or replace the slipped tile below the front ridge and the missing rear bargeboard/soffit.
- Fit smoke alarm heads to the two bases and arrange standard gas and electrical checks.
- Refit the shower room door handle and latch and check the bathroom extractor.
- Renew mouldy sealant and grout, delaminated kitchen facings and broken tiles.
- Redecorate inside and repaint the rendered elevations over time, making good plaster as you go.
- Refinish the cracked wall junctions and monitor, consulting a structural engineer only if they recur or widen.

Practical Context

This is a structurally sound semi-detached house that has simply been allowed to run down decoratively. The bulk of the budget is redecoration – inside and to the rendered elevations – rather than repair, and can be spread over time.

The internal cracking is the one point a buyer will rightly want to keep an eye on. On the visible evidence it appears historic: the faces have not shifted and one affected wall has already been re-plastered and stayed sound. Refinishing and monitoring is the sensible approach, escalating to a structural engineer only if movement returns.

Overall the property needs a sensible programme of decoration and small repairs rather than significant structural or damp work, which is typical for a house of this age and type that has been lightly maintained.

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