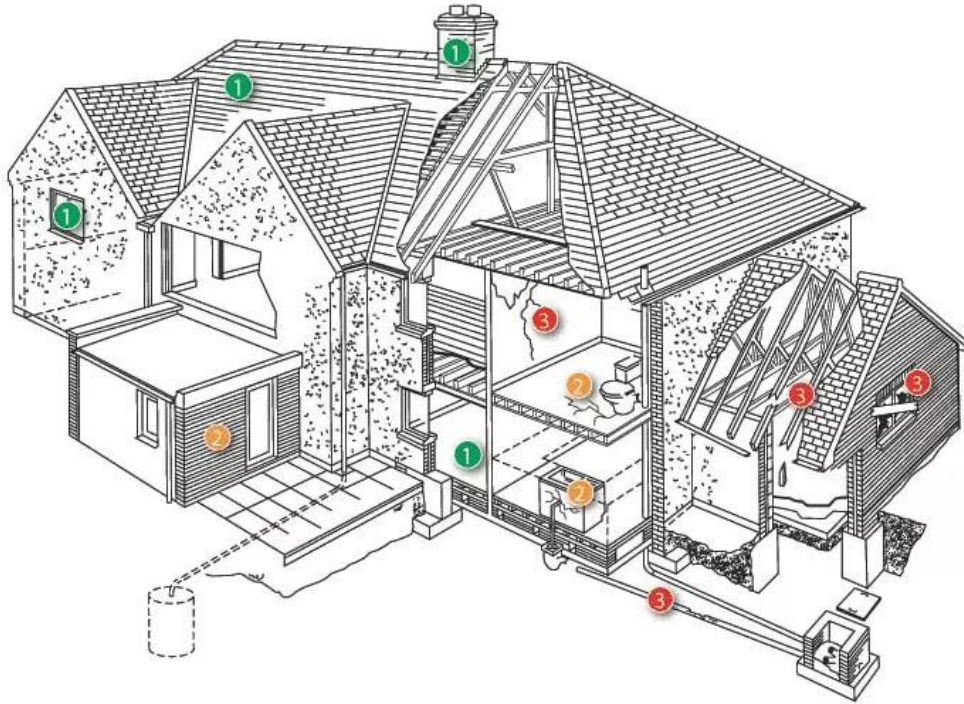


# HomeCheck<sup>TM</sup>



## HomeCheck Property Review

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

**Property address:** 3A Rural Lane, S6 4BH

**Date:** 3 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 first-floor apartment is in average condition for its age, and presents as a sound, well-built property throughout.

The findings are minor and consistent rather than serious. Most relate to general decorative wear and aged wall finishes across the apartment, together with a small cluster of damp, condensation and sealant items that are typical of a property of this age and can be addressed as planned maintenance.

In practical terms this is a property needing sensible upkeep and redecoration rather than any significant repair or refurbishment.

### Summary of Condition

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#### ● Structure

- No obvious signs of structural movement were noted. The consistent hairline cracking to wall and ceiling junctions throughout is typical of aged plaster and wall coverings rather than movement.

#### ● Priority Repair

- No priority repairs were noted

#### ● Routine Repair

- Detached worktop sealant behind the kitchen sink is letting water past.
- Sealant and localised making good are needed around the bathroom shower, with rot to the adjoining skirting and evidence of a past leak affecting the kitchen wall behind.
- Damp-damaged wall finish in the utility room, from a resolved washing-machine leak, needs making good and monitoring.
- Mouldy sealant to the first-floor bedroom window, and worn/punctured kitchen floor covering.

#### ● Ongoing Maintenance / Improvement

- General decorative wear throughout – marks, scuffs and tired paintwork to walls, skirtings and doors.
- Consistent cosmetic hairline cracking and some loose plaster/lifting wallpaper, particularly in the roof-space bedrooms.
- Condensation-related mould in several corners, at the loft hatch and to window reveals, to clean and monitor.
- Historic damp staining to one first-floor bedroom ceiling, not currently damp, to monitor.
- Undecorated patch behind the relocated utility boiler, and worn stair carpet.

## Typical Cost Guidance

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- **Priority Repair:** None noted  
*(items best addressed early to prevent further deterioration)*
- **Routine Repair:** £700 – £1,300  
*(typical maintenance and repairs that can be planned over time)*
- **Ongoing Maintenance / Improvement:** £1,500 – £3,000  
*(optional upgrades and general improvements depending on preference)*

## What This Means

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The key point for a buyer is that there is no single major defect here, and nothing that points to structural or building-fabric failure. The apartment is sound; what it needs is a coordinated programme of redecoration and a handful of localised repairs.

The damp, condensation and sealant items are the ones worth attending to, mainly to keep small issues from developing. They are common in a property of this age and, alongside better ventilation habits, are readily managed. The remainder is cosmetic and can be planned at the buyer's own pace.

# Property Condition Overview

*What was observed during inspection*

## Roof

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### ● Ongoing Maintenance / Improvement

The clay tile roof, which appears original, looks sound from the visible external inspection, with no obvious defects noted.

#### **What's likely required:**

- No immediate works required
- Ongoing maintenance only

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

## Rainwater Goods (Gutters & Drainage)

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### ● Ongoing Maintenance / Improvement

The gutters, downpipes, visible drainage from the first-floor bathroom and the boiler flue to the rear all 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

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### ● Ongoing Maintenance / Improvement

The brickwork and pointing to the main walls and the chimney appear sound to the visible rear elevation, 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

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### ● Routine Repair

The property is fitted with uPVC double-glazed windows throughout, which all appear sound.

Black mould is present to the sealant around the first-floor bedroom window, most likely relating to condensation and limited ventilation in that room. Paintwork to some of the roof-space windowsills is cracked and peeling, which is cosmetic.

#### **What's likely required:**

- Clean and renew the mouldy sealant to the bedroom window
- Improve ventilation to the room to reduce recurrence

**Typical cost guidance:** £100 – £200

## Internal Condition

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### ● Ongoing Maintenance / Improvement

The apartment is in reasonable but tired decorative condition throughout. There are marks, scuffs and worn paintwork to walls, skirtings and doors across the utility room, staircases, living room and bedrooms, and the stair carpet is marked and worn.

Consistent hairline cracking is present to wall and wall/ceiling junctions, above openings and to the sloping roof-space ceilings, with some loose plaster and lifting or peeling wallpaper in the roof-space bedrooms. This reflects aged plaster and wall coverings rather than structural movement.

Condensation-related black mould is present in a few contained spots – two front ceiling corners and a wall corner in the roof-space bedrooms, and the loft hatch – best cleaned, redecorated and monitored. One first-floor bedroom ceiling shows historic damp staining with associated cracking; it is not currently damp and most likely relates to an old roof leak, so is worth monitoring over time.

Behind the utility boiler, an area of wall is undecorated with some plaster missing where the previous, larger boiler sat; this is a decorative matter only. The living room fireplace fire and the consumer unit in the built-in closet appear sound but were not tested.

#### **What's likely required:**

- Redecorate throughout as preferred, making good hairline cracks, loose plaster, lifting wallpaper and the patch behind the boiler as part of the same works
- Renew worn stair carpet if desired
- Clean, redecorate and monitor the condensation-related mould spots and the historic bedroom ceiling stain

**Typical cost guidance:** £1,500 – £3,000

## Kitchen & Bathroom

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### ● Routine Repair

The kitchen is a relatively modern fitted kitchen in reasonable condition. The sealant between the worktop and the tiles and upstand, particularly behind the sink, has detached from the worktop and is letting water past. The lino floor covering is punctured in places and not lying flat. Behind the kitchen radiator – which backs directly onto the bathroom shower – paintwork has bubbled and the plaster is damaged, indicating a past or possibly ongoing leak from the shower.

In the bathroom, the shower cubicle itself appears in reasonable condition internally, but externally there is black mould to the sealant, mouldy sealant where the tray meets the floor, and some rot to the adjoining skirting board, indicating water damage that now appears dry. Paintwork is peeling around the top of the walls and ceiling; the extractor is present and working, so this points to condensation to manage through ventilation.

Off the kitchen, a false wall built around a foot in front of the original wall creates an unfinished triangular void and prevents the original pantry doors from opening fully. This is noted for awareness; no works are advocated.

A small, contained patch of condensation-related mould is present to one kitchen wall/ceiling corner on the external wall, to clean, redecorate and monitor.

#### **What's likely required:**

- Renew the worktop sealant behind the sink and around the upstand
- Renew the shower sealant, replace the rotted skirting and make good the kitchen wall behind the radiator, monitoring the shower for any continued leak
- Renew the kitchen floor covering
- Improve bathroom ventilation and redecorate the peeling areas

**Typical cost guidance:** £700 – £1,300

## Services

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### ● Ongoing Maintenance / Improvement

The gas boiler in the utility room, the water meter, the gas meter and the consumer unit all appear visually sound.

#### **What's likely required:**

- Carry out standard gas and electrical safety checks as part of the normal purchase process

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

## Grounds & External Areas

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### ● Ongoing Maintenance / Improvement

Access is from the rear via a gated courtyard belonging to the property. The gate, boundary fencing, steps and courtyard all appear sound, with no visible issues.

#### **What's likely required:**

- No immediate works required
- Ongoing maintenance only

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

## Practical Next Steps

- Renew the detached worktop sealant behind the kitchen sink.
- Renew the shower sealant, replace the rotted bathroom skirting and make good the kitchen wall behind the radiator, keeping an eye on the shower for any continued leak.
- Make good the damp-damaged utility wall and monitor for any further damp.
- Clean and renew the mouldy bedroom window sealant, and improve ventilation there and in the bathroom.
- Renew the kitchen floor covering.
- Clean, redecorate and monitor the condensation mould spots, loft hatch and the historic bedroom ceiling stain.
- Plan redecoration throughout, making good cracks, loose plaster and the boiler patch as part of the same works.
- Carry out standard gas and electrical safety checks as part of normal purchase due diligence.

## Practical Context

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This is a sound, well-built apartment that presents better than its tired decoration first suggests. The consistent hairline cracking is a feature of aged plaster and wall coverings and is not a structural concern.

The damp and condensation items sit in two groups: genuine but localised past leaks around the utility room and the bathroom/kitchen wall, now largely resolved and needing making good and monitoring; and condensation-related mould in corners and reveals, which is common in older properties and best managed through ventilation and routine cleaning and redecoration.

As a flat, the buyer should also confirm the leasehold terms, service charge and the arrangements for the building's roof and structure as part of the legal process.

## Important Note

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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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