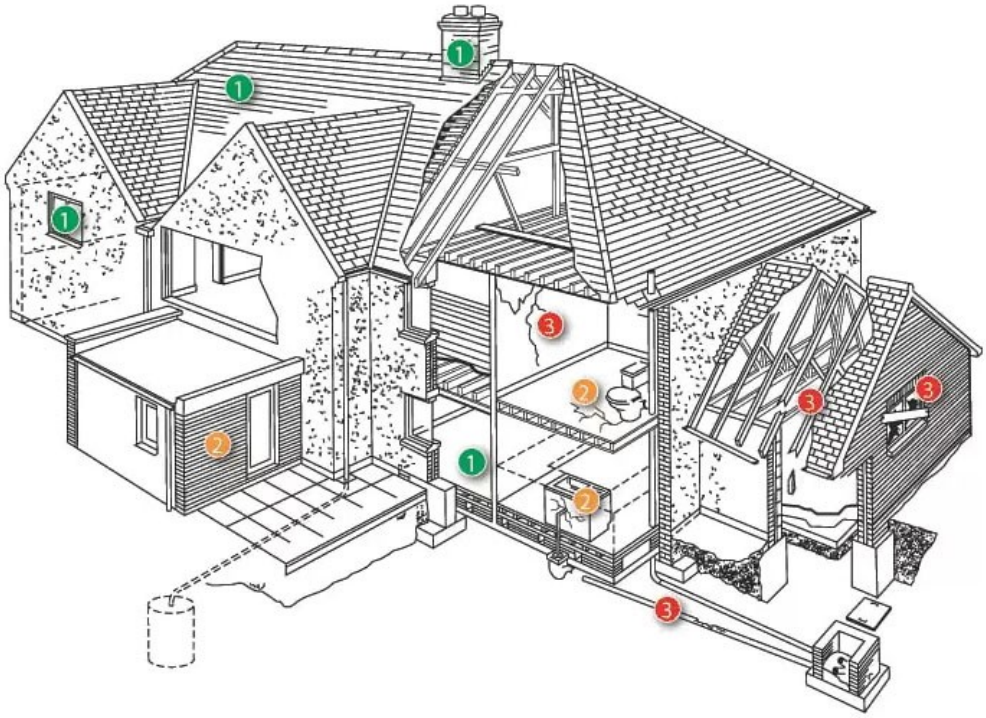
HomeCheck™



HomeCheck Property Review

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

Property address: 6 White House Court, S6 2EY

Date: 26 October 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 end-terrace house is in good condition for its age, and presents as a tidy, well-kept modern home.

The items noted are minor and localised. They are small maintenance jobs and cosmetic touch-ups, with nothing structural and nothing that needs addressing urgently.

Overall, the property needs routine upkeep rather than repair or refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted.

- **Priority Repair**
  - No priority repairs were noted

- **Routine Repair**
  - A small amount of pointing has dropped out low down on the gable wall.
  - Kitchen and bath screen sealant is separated or mould-marked in places, and two kitchen wall units are visibly tilted.

- **Ongoing Maintenance / Improvement**
  - Minor scuffs, marks and small areas of cosmetic damage are present in several rooms.
  - Minor condensation-related marking is visible in bedroom one and at the bathroom Velux reveal (the latter reported as resolved).
  - Unpaintable silicone has been used in one bedroom two window reveal.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £200 – £400
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £450 – £800
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, there is very little to do here. The repair items are small and could be dealt with by a general handyman in a single visit. None is urgent, but they are cheap jobs worth doing early so they stay small.

The condensation marks are minor and typical of a modern, well-sealed house. With the working extractors and sensible ventilation they should not recur.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The front and rear roof slopes, verges and Velux windows appear sound, with no visible issues.

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 gutters and downpipes to the front and rear appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The brickwork and pointing appear sound to the front elevation and to the visible upper half of the rear elevation. The lower rear wall could not be seen, as the only access is through the neighbouring garden behind.

A small amount of pointing has dropped out low down on the gable wall.

What's likely required:

- Repoint the small areas of missing mortar to the lower gable wall

Typical cost guidance: £50 – £100

Windows & External Joinery

● **Ongoing Maintenance / Improvement**

The UPVC windows and external doors all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● **Ongoing Maintenance / Improvement**

The house is in good decorative condition, with minor scuffs and marks to walls in the entrance porch, stairs, landing and bedroom two, and a small area of cosmetic damage just inside the front door.

In bedroom one, there is minor condensation-related discolouration on the boxing at the wall–ceiling junction, at the highest point of the room. In bedroom two, silicone has been used to fill a gap in one corner of the window reveal, so the paint over it has not taken.

In the bathroom, there is minor condensation-related mould along the top edge of the Velux reveal. The vendor reports this followed a period when the extractor was not working; the extractor now works, and the area is due to be redecorated before marketing. The landing cupboard was full and not fully accessible, but appears sound from what could be seen.

What's likely required:

- Touch up minor marks and the small area of damage inside the front door
- Clean off the bedroom one discolouration and check for recurrence
- Replace the bedroom two reveal silicone with a paintable caulk and repaint

Typical cost guidance: £300 – £500

Kitchen, Bathroom & WC

● **Routine Repair**

The fitted kitchen, bathroom and downstairs WC are modern and in good condition, with working extractors to the bathroom and WC.

In the kitchen, the sealant between the worktop and upstand has separated at the left-hand end, and there is a little black mould to the sealant behind the sink. A corner wall unit and the unit fixed to it have dropped slightly on their hangers and are visibly tilted. In the bathroom, there is a little black mould to the bath shower screen sealant.

What's likely required:

- Renew the separated worktop sealant at the left-hand end
- Bleach-clean the sealant behind the sink, and bleach-clean the bath shower screen sealant, renewing it if cleaning does not clear the mould
- Re-level and re-secure the tilted kitchen wall units

Typical cost guidance: £150 – £300

Services (General Due Diligence)

● **Ongoing Maintenance / Improvement**

The consumer unit in the entrance porch appears visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & External Areas

● **Ongoing Maintenance / Improvement**

The front garden is hard standing, and the paving and brick and fence boundaries appear sound. The garden to the rear belongs to the neighbouring property.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Repoint the small areas of missing mortar to the lower gable wall.
- Renew the worktop sealant at the left-hand end, bleach-clean the sink and bath screen sealant (renewing the bath screen sealant if needed), and re-level and re-secure the tilted kitchen wall units.
- Clean off the bedroom one discolouration and check for recurrence; keep rooms ventilated and use the extractors.
- Replace the bedroom two reveal silicone with paintable caulk, and touch up minor marks as desired.
- Carry out standard gas and electrical checks as part of the normal purchase process.

Practical Context

This is a relatively modern end terrace in good order. The items noted are the kind of small wear-and-tear jobs found in most lived-in homes.

The rear garden belongs to the property behind, and the only access to the rear elevation is through that garden, so the lower half of the rear wall could not be inspected. What could be seen is sound. Buyers may wish to confirm through their conveyancer how access works for any future maintenance to the rear.

Overall, the property needs only modest, sensible upkeep.

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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