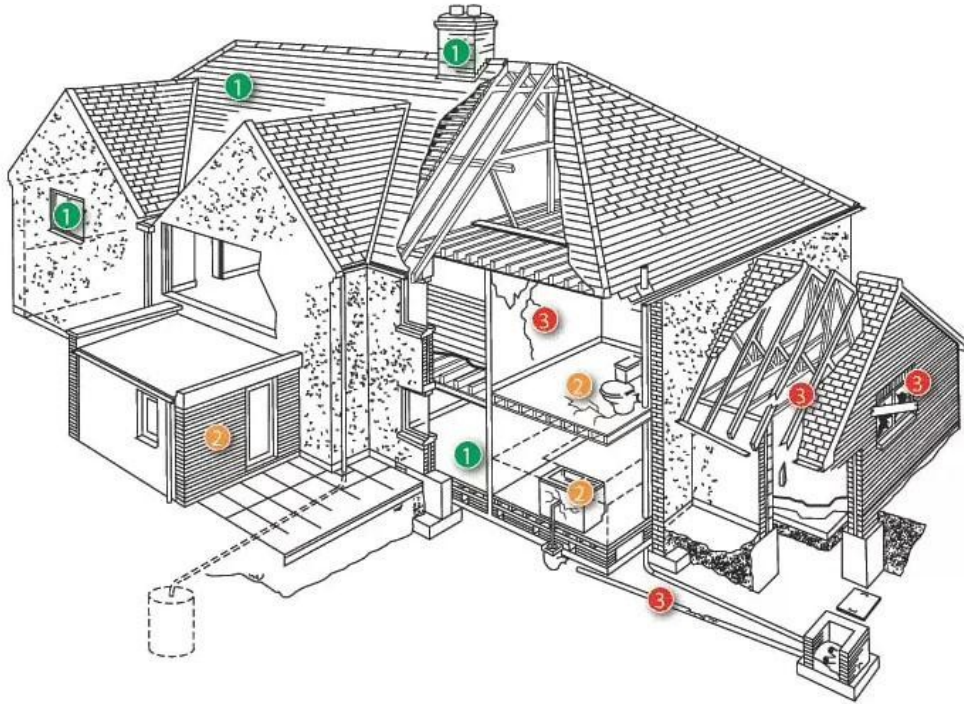


HomeCheckTM



HomeCheck Property Review

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

Property address: 62 Avisford Road, S5 8LB

Date: 3 July 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, presenting as a well-maintained semi-detached home that has clearly been looked after over time.

The issues identified are minor and localised. They relate mainly to some missing kitchen sealant, minor mould to bathroom sealant, a small area of possible damp to one bedroom ceiling, a gutter junction to observe during rainfall, and some historic timber marking in the attic to keep an eye on.

In practical terms the property requires normal ongoing maintenance and a small number of modest, plannable items rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Sealant is missing or has come away between the kitchen worktop and tiles, particularly behind the sink.

● Ongoing Maintenance / Improvement

- Paint flaking is visible at one front cast-iron gutter junction, suggesting a possible historic leak; active leakage could not be confirmed during dry weather.
- A small gap is present between the kitchen worktop and tiles to the left of the cooker.
- Boxing around the relocated kitchen boiler pipework is timber-framed MDF, ready for decorating.
- Minor wallpaper abrasion is present at the entrance corner and on the landing outside the bathroom.
- Slight discolouration is visible to one corner of the second bedroom ceiling, a possible minor indication of damp.
- Minor black mould is present to sealant and grout around the bath, and the pipe boxing beneath the basin is slightly coming apart.
- Historic timber marking with white mould is visible to a couple of attic timbers adjoining the chimney breast; the timbers appear dry and the covering above appears sound.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £50 - £150
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £300 - £700+
(optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a property of this age and type. The property has clearly been maintained over time and presents well throughout, both externally and internally.

The main point for a buyer is that the property does not present as a refurbishment project. Nearly all of the items noted are cosmetic, optional or matters to monitor, rather than active problems needing work now.

The kitchen sealant is the clearest practical item to address, as it protects the worktop junction from water. The gutter junction, bedroom ceiling mark and attic timbers are all things to observe over time rather than repair immediately, and would only need action if they show signs of change.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The clay tile roof appears to be in good condition to the front, side and rear.

Several ridge tiles have been replaced and rebbeded and all appear sound and well maintained.

The chimney stack brickwork and pointing appear sound.

The roof structure and covering were also viewed from within the boarded attic and appear sound.

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 guttering and downpipes are cast iron and generally appear sound.

There is some paint flaking at one gutter junction to the front, which may indicate a leak at that joint. As the inspection was not during rainfall, active leakage could not be confirmed. There is no sign of damp to the barge boards or the wall beneath.

The side and rear gutters continue in cast iron in similar condition, with no visible damp to the walls or barge boards below. The visible soil pipe and drainage appear sound.

What's likely required:

- Observe the front gutter junction during rainfall
- Clear or reseal the local joint if active leakage is observed

Typical cost guidance: No immediate cost anticipated

(local gutter repair if required: £100 - £400)

External Walls

● Ongoing Maintenance / Improvement

The property is brick built with a pebbledash render finish.

The render to the front, side and rear all appears sound, with no visible cracking or damp.

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 white UPVC windows and external doors to the front, side and rear, which 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

Internal Condition

● Ongoing Maintenance / Improvement

The entrance, stairway and living room are in good decorative condition. There is a small area of wallpaper abrasion at one entrance corner, which is a minor decorative matter only. The alarm box appears functional.

The main bedroom is in good decorative condition with no visible issues. There is minor wallpaper abrasion on the landing outside the bathroom.

The second bedroom is in good decorative condition overall, with a very small area of discolouration to one ceiling corner. This is a possible minor indication of damp and is best redecorated and monitored for any recurrence.

The attic space is boarded and used for storage. There is historic timber marking with white mould to a couple of timbers adjoining the chimney breast. These are beyond reach but appear dry visually, and the roof covering above appears sound. With no current leak or issue, no action is required; this is noted to be aware of and monitor for the future.

What's likely required:

- Redecorate the second bedroom ceiling corner and monitor for recurrence
- Minor decorative touch-ups to the abraded wallpaper areas where desired
- Monitor the historic attic timbers; no action required unless a leak or change develops

Typical cost guidance: £300 - £600+

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and fitted, in fair to good condition. Sealant is missing or has come away between the worktop and tiles, particularly behind the sink, and there is a small gap between the worktop and tiles to the left of the cooker. The boiler has been replaced and relocated, with the pipework boxed at ceiling level in timber-framed MDF, ready for decorating.

The bathroom comprises a bath with electric shower over, toilet, basin and towel radiator. There is minor black mould to the sealant and grout around the bath, and the pipe boxing beneath the basin is slightly coming apart. There does not appear to be an extractor fan; there is no visible sign of condensation-related damp or mould in the room, so this is noted only for awareness rather than as a required item.

What's likely required:

- Renew the missing sealant behind the kitchen sink and make good the small gap by the cooker
- Clean or renew the mould-affected sealant and grout around the bath
- Refix the basin pipe boxing and decorate the boxed boiler pipework if desired

Typical cost guidance: Sealing and localised making good: £50 - £250

(optional bathroom extractor fan if desired: £150 - £350)

Services

● Ongoing Maintenance / Improvement

The boiler and its flue are visible and appear sound. The gas meter box and associated pipework appear sound. The bathroom and kitchen drainage appear sound.

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process
- Confirm routine servicing history for the boiler

Typical cost guidance: £150 - £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The grounds to the front, side and rear appear in good condition. The boundary fencing, gates, paths and driveway all appear sound.

There is a steel garage/storage building in one corner and a small shed to the rear, both of which appear sound from external inspection. The rear garden is mostly grass with well-maintained perimeter hedging.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Renew the missing sealant between the kitchen worktop and tiles behind the sink.
- Clean or renew the mould-affected sealant and grout around the bath.
- Observe the front gutter junction during rainfall and reseal locally if active leakage is seen.
- Redecorate the second bedroom ceiling corner and monitor for any recurrence.
- Monitor the historic attic timbers by the chimney breast; no action needed unless a leak or change develops.
- Complete optional decorative touch-ups to the abraded wallpaper areas and boxed pipework as desired.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a well-maintained semi-detached property that presents in good condition throughout. The roof, render, windows and grounds all appear sound, and the maintenance history, such as the replaced ridge tiles and relocated boiler, shows the property has been cared for.

The items noted are the kind of minor, localised matters common in any lived-in home of this age. The possible bedroom ceiling damp, the gutter junction and the historic attic timbers are all points to observe over time rather than repair now, and can usually be managed through monitoring and simple maintenance.

Overall, the property appears to need a modest amount of sensible upkeep rather than any significant repair or refurbishment.

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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