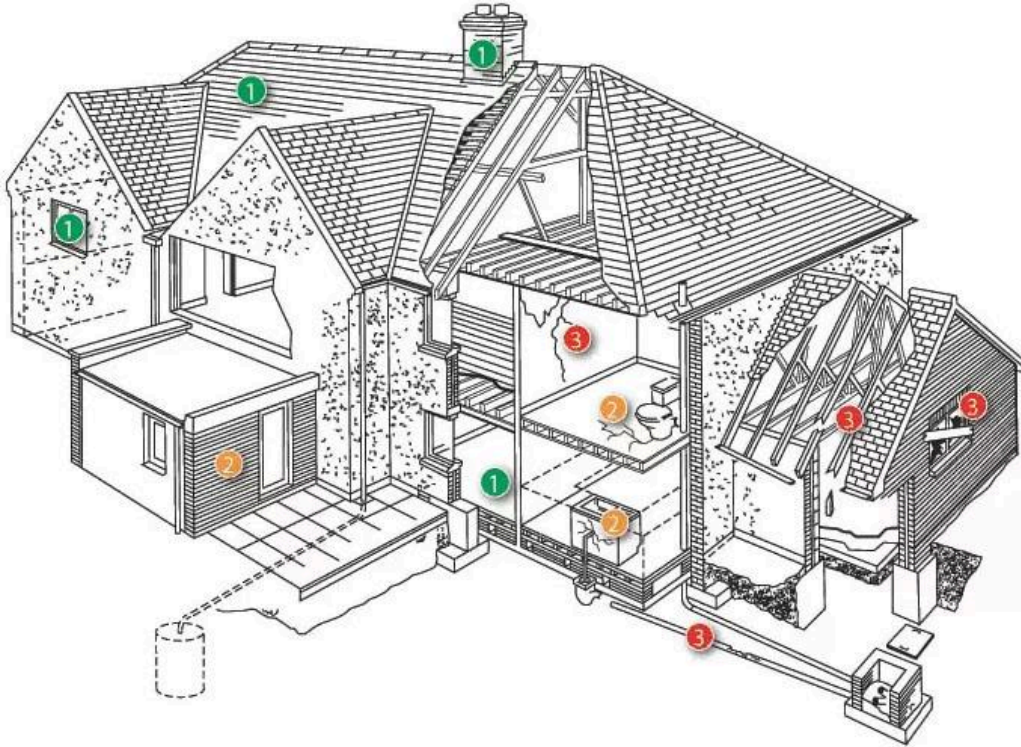


HomeCheckTM



HomeCheck Property Review

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

Property address: 34 Bard Street, S2 5PE

Date: 18 June 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 apartment appears to be in **average condition** overall, with generally acceptable decorative presentation and a modest number of localised repair items.

The main points noted relate to failed bathroom sealing, limited moisture-related making good around the bathroom and adjacent room, and a number of small routine internal repairs. In practical terms, this appears to be a flat that would benefit from modest planned upkeep rather than broad refurbishment.

Summary of condition

● Structure

- No obvious signs of structural movement were noted within the accessible internal areas of the apartment.

● Priority Repair

- Bathroom sealant has failed along sections of the tiled floor/skirting junction.
- Localised moisture-related damage is visible to skirting and plaster near the bath, and to the adjacent boiler/utility room wall, where there is bubbling paint, flaking and some light efflorescence.

● Routine Repair

- Local plaster and architrave damage is present around the entrance door reveal.
- Hallway wallpaper is peeling slightly at upper corners, and the hallway radiator is missing its TRV head.
- The toilet cistern lid is cracked and previously repaired, the bath panel is cracked, and the shower riser rail and hose are damaged.
- Sealant between the kitchen work surface and tiled splashback has separated in several places.
- The consumer unit label indicates the next recommended electrical inspection date was March 2026.

● Ongoing Maintenance / Improvement

- The entrance carpet is marked and stained.
- Decorative knot staining is visible through paint to several architraves and door frames.
- Minor plaster damage is present within the boiler/utility room.

Typical Cost Guidance

● Priority Repair: £200 – £400

(items best addressed early to prevent further deterioration)

● Routine Repair: £550 – £1,150

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

● Ongoing Maintenance / Improvement: £150 – £300+

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this appears to be a flat that needs a modest amount of planned repair rather than major work.

The only item that looks sensible to address early is the localised moisture-related issue around the bathroom and adjoining boiler/utility room wall, mainly to reduce the chance of further deterioration to finishes. Beyond that, the remaining items are mostly minor internal repairs, routine checks, and cosmetic improvements that can be approached in a measured way.

Property Condition Overview

What was observed during inspection

Roof

Not inspected

The roof and any chimney elements were not inspected as part of this apartment review and were not visible from the accessible internal areas of the flat.

What's likely required:

- No specific action identified from this inspection

Typical cost guidance: **No cost allowance included within this report**

Rainwater Goods (Gutters & Drainage)

Not inspected

Rainwater goods serving the building were not inspected as part of this apartment review and were not visible from the accessible internal areas of the flat.

What's likely required:

- No specific action identified from this inspection

Typical cost guidance: **No cost allowance included within this report**

External Walls

● Ongoing Maintenance / Improvement

The external walls to the apartment building were observed in general terms and appear sound from the areas seen.

What's likely required:

- No flat-specific works identified from this inspection

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

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows are uPVC and appear to be in sound condition throughout the flat, with no visible defects noted at the time of inspection.

What's likely required:

- No immediate works required
- Ongoing routine maintenance only

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

Internal Condition

● Routine Repair

The internal condition is generally acceptable overall, with a few minor repair items noted.

There is some plaster and architrave damage around the entrance door reveal, slight peeling to wallpaper at high level in the hallway, and the hallway radiator has a TRV valve fitted but is missing the control head.

What's likely required:

- Localised filling and redecoration around the entrance door reveal
- Refix loose wallpaper corners in the hallway
- Replace the missing TRV head to the hallway radiator

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

● Ongoing Maintenance / Improvement

The entrance carpet is marked and stained, decorative knot staining is visible through paint to several architraves and door frames, and there is some minor plaster damage within the boiler/utility room.

What's likely required:

- Clean or replace the entrance carpet if desired
- Carry out cosmetic redecoration to timber where knot staining is visible
- Fill, sand and redecorate minor plaster damage within the boiler/utility room

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

Kitchen & Bathroom

● Priority Repair

In the bathroom the sealant between the tiled floor and skirting has separated in several places, and some mould is visible to areas of bath sealant.

There are minor signs of moisture-related damage to skirting and plaster near the bath area, and corresponding water-related damage is visible to the adjoining wall within the boiler/utility room. This appears localised and may relate to a previous minor leak or limited ongoing moisture penetration around the bath or shower area.

What's likely required:

- Renew failed sealant around floor/skirting junctions
- Check the bath and shower area for any minor leakage
- Carry out localised making good to damaged plaster, paintwork and skirting
- Monitor after repair for any recurrence

Typical cost guidance: **£200 – £400**

● Routine Repair

The toilet cistern lid is cracked and has been repaired, the bath panel is cracked, and the shower riser rail and hose are both damaged.

In the kitchen the sealant has failed in several places between the work surface and tiled wall finish.

What's likely required:

- Repair or replace the cracked bath panel
- Replace the shower riser rail and hose
- Allow for replacement of the cracked cistern lid when convenient
- Remove and renew the failed kitchen worktop sealant

Typical cost guidance: **£250 – £500**

Services (General Due Diligence)

● Routine Repair

A combi boiler is present within the boiler/utility room and appears visually typical for its age, understood to be around 10 years old.

The consumer unit is located in the first bedroom and appears sound visually, though the label indicates the next recommended electrical inspection date was March 2026.

What's likely required:

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

Typical cost guidance: **£150 – £350**

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

As this is an apartment, grounds are communal rather than private.

The grounds appear maintained to an acceptable level from the areas seen. No outbuildings form part of the flat itself.

What's likely required:

- No flat-specific works identified from this inspection

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

Practical Next Steps

- Renew failed sealant at the bath and floor edges, and check for any minor ongoing leakage
 - Once dry, make good the localised moisture-affected plaster, skirting and paintwork
 - Replace the damaged shower rail and hose, and allow for repair or replacement of the cracked bath panel and cistern lid
 - Renew the failed kitchen worktop sealant
 - Replace the missing TRV head and deal with minor decorative repairs as convenient
 - Confirm boiler servicing and arrange an updated electrical inspection
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Practical Context

This appears to be a generally serviceable apartment needing a modest amount of planned repair rather than major work.

The main item is the localised bathroom-related moisture issue, which would be sensible to address early. Beyond that, the remaining points are minor repairs, routine checks and cosmetic improvements that can be dealt with gradually.

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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