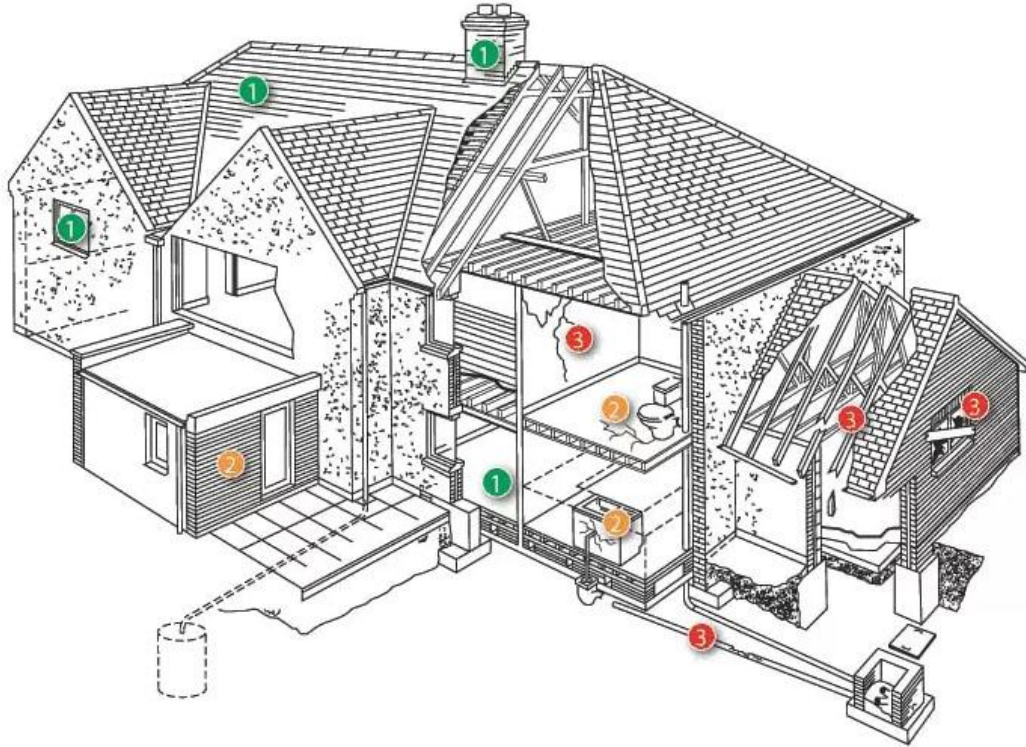


HomeCheckTM



HomeCheck Property Review

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

Property address: 1 Meeting House Lane, S13 7PJ

Date: 29 May 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** overall. It is a relatively modern detached three-storey home that presents as clean, well kept, and generally well maintained, with most elements appearing sound.

The issues identified are mainly minor and localised, relating to a small number of routine repairs, isolated finishing items, and some general upkeep externally rather than any broader refurbishment requirement.

Summary of condition

● Structure

- No obvious signs of structural movement were noted.
- The main structure appears sound overall from the areas inspected.

● Priority Repair

- A small number of roof slates are missing to lower and rear roof slopes.
- The wall tiles behind the second-floor ensuite basin are loose.

● Routine Repair

- One double-glazed unit to the rear French doors has internal condensation.
- One double-glazed unit to a first-floor front bedroom window has internal condensation.
- Extractor vent covers/louvres are missing externally at side elevations.
- The ground-floor WC light and extractor do not appear to be working.
- One bedroom door catches and does not close properly.
- One or two other internal doors are catching on new carpeting.
- The lower section of handrail between ground and first floors is loose.

● Ongoing Maintenance / Improvement

- Hairline cracking is visible in sections of render.
- The rear garden is overgrown, with bramble and nettle growth present.
- The bath-end panel to the first-floor bathroom is water damaged.
- Some yellow show-through is visible to paintwork above the stair enclosure to the second floor.
- Minor plaster disturbance is visible where a former handrail section has been removed.
- Minor plaster pops are visible to parts of the second-floor sloping ceiling.

Typical Cost Guidance

● **Priority Repair: £400 – £1,000**

(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: £350 – £950+**

(optional upgrades and general improvements depending on preference)

What this means

This appears to be a house that needs **mainly normal ongoing maintenance with a modest amount of planned repair**. The overall impression is of a property that has been kept in good order, with only a limited number of localised items requiring attention.

In practical terms, this property requires a few isolated repairs early, particularly where minor roof covering defects or moisture-prone bathroom finishes could worsen over time, and then working through the smaller joinery and cosmetic items as convenient.

Property Condition Overview

What was observed during inspection

Roof

Priority Repair

There are a small number of missing slates noted to a lower roof section on the north elevation and to the rear roof slope, including one partial slate. Although no active water ingress was noted internally, open areas in a slate covering are best addressed early.

What's likely required:

- Replace missing and slipped/broken slates
- Check adjacent slates while access is in place
- Make good local roof covering as needed

Typical cost guidance: **£300 – £800**

Rainwater Goods (Gutters & Drainage)

Ongoing Maintenance / Improvement

The black plastic rainwater goods, soil pipes and visible waste pipes appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

External Walls

● Ongoing Maintenance / Improvement

The property is mostly rendered and painted externally, and this generally appears sound. There are some localised hairline cracks visible to parts of the rendering, but these appear minor, typical, and not unusual. No action appears necessary beyond normal maintenance.

What's likely required:

- General monitoring only
- Localised decoration in future as required

Typical cost guidance: **£0 – £250**

● Routine Repair

External louvre covers are missing from what appear to be the kitchen extractor vent and the bathroom extractor vent.

What's likely required:

- Replace missing external vent covers/louvres
- Check extractor terminations are weathering properly

Typical cost guidance: **£50 – £100**

Windows & External Joinery

● Routine Repair

The UPVC windows and doors appear to be in good general condition externally.

One double-glazed unit to the rear French doors and one double-glazed unit to a first-floor bedroom window have failed, with condensation visible between the panes.

What's likely required:

- Replace the two failed double-glazed units

Typical cost guidance: **£250 – £400**

Internal Condition

● Routine Repair

Internally, the property is generally in clean and good decorative condition.

One bedroom door is catching and does not close properly, and one or two other doors are catching on the new carpeting and would benefit from trimming.

The lower section of the handrail between the ground and first floors is also loose and requires refixing.

There are two small areas of plaster damage where former handrail sections have been removed.

What's likely required:

- Trim affected doors
- Re-secure loose handrail fixings
- Carry out small localised making good to wall finish

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

● Ongoing Maintenance / Improvement

The hallway, stairs, landings and main rooms generally appear to be in sound decorative condition, with evidence of recent carpeting and redecoration.

Above the stairs to the second floor, some yellow marking is visible at wall and ceiling junctions. This appears most likely to be incomplete coverage of an earlier paint colour.

There are some minor plaster pops to parts of the second-floor ceiling and sloping ceiling line.

These are all small cosmetic points only.

What's likely required:

- Local filling where desired
- Touch-up painting to affected areas
- Cosmetic improvement only

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

Services (General Due Diligence)

Routine Repair

The ground-floor WC light and extractor fan do not appear to be working.

As part of the normal purchase process, it would also be sensible to carry out the usual gas and electrical safety checks.

What's likely required:

- Check electrical supply, switches and fittings to the WC light and extractor
- Repair or replace faulty light or extractor components as needed
- Standard testing of gas system as part of purchase process
- Confirm that appropriate electrical certification is available

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

Kitchen & Bathroom

Priority Repair

In the second-floor ensuite, the section of tiles behind the basin is loose, and the sealant between the basin and tiling is missing, with some local black mould visible.

What's likely required:

- Remove and replace or refix loose tiles
- Prepare the wall background properly
- Renew sealant at the basin/tile junction

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

Ongoing Maintenance / Improvement

The kitchen appears modern and in good condition, with no visible issues noted.

The MDF bath-end panel in the first-floor bathroom is water-damaged, which appears to be a cosmetic item rather than a functional concern.

A replacement shower curtain is present but not yet fitted.

What's likely required:

- Replace or make good bath-end panel if desired
- Fit shower curtain as intended

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

Grounds & External Areas

Ongoing Maintenance / Improvement

The front grounds are mainly paved and laid out as driveway space, with a bed along one side. Boundary fencing appears sound.

To the rear, the garden is overgrown and somewhat unkempt, with bramble and nettle growth within the lawn and beds.

This appears to be a straightforward maintenance issue rather than anything more significant.

What's likely required:

- Cut back overgrowth
- Mow and tidy rear lawn and planted areas
- General garden maintenance

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

Practical Next Steps

- Replace the missing and damaged roof slates.
- Repair the loose tiled section and renew sealant in the ensuite.
- Replace the two failed double-glazed units.
- Replace the missing external vent covers.
- Check the ground-floor WC light and extractor fan.
- Trim and adjust internal doors where they are catching.
- Re-secure the loose handrail.
- Tidy the rear garden and carry out minor cosmetic making good as desired.

These items are relatively modest in scale and can be approached in a practical order, with the roof and ensuite moisture-prone area dealt with first.

Practical Context

This appears to be a **well-kept modern property** with a limited number of fairly typical maintenance and repair items. The issues noted are localised rather than widespread, and most are straightforward to resolve.

A buyer should think of this as a house needing sensible upkeep and a few planned repairs, rather than one requiring significant renovation or major disruption.

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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