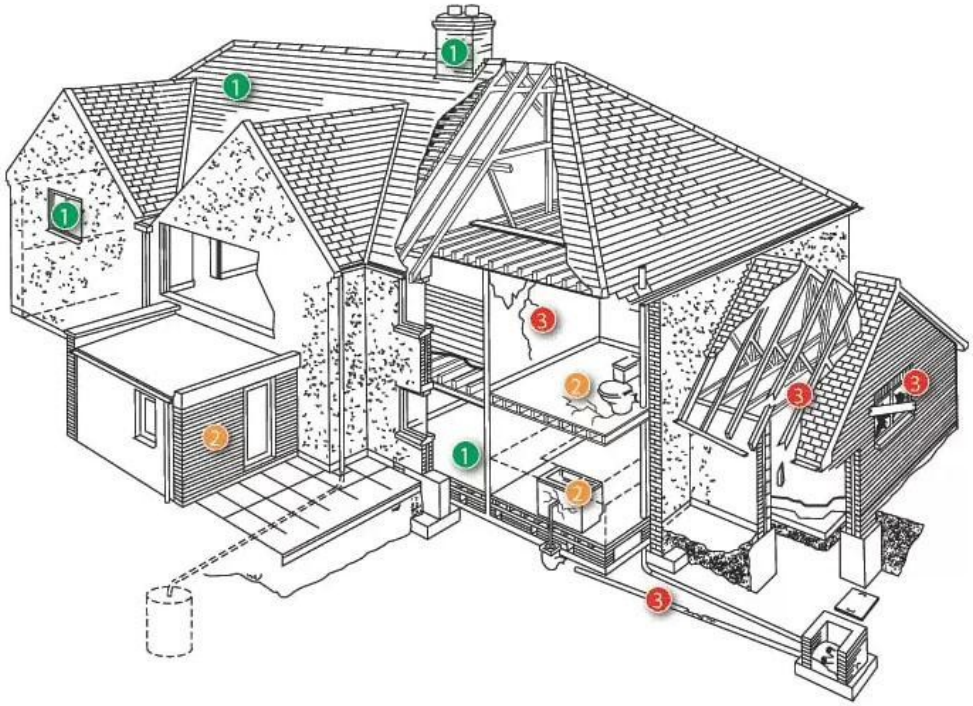
HomeCheck™



# HomeCheck Property Review

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

**Property address:** 32 Luke Lane, S6 4BP

**Date:** 1 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 extended semi-detached house is in good condition for its age, and presents as a modern, well-kept home throughout.

The items noted are few, minor and localised. None are structural or urgent, and most are small repairs or cosmetic touch-ups that can be planned at the buyer's convenience.

Overall, the property needs only light routine upkeep, with no repair or refurbishment work of any significance.

## Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted to the main house, the extensions or the brick structure beneath the rear deck.

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

- **Routine Repair**
  - The weatherproof cover to a cable entry on the side elevation has come away, leaving a small open hole through the brickwork.
  - Mould is visible to the sealant behind the bathroom basin and around the shower tray, and the bathroom cistern lid is cracked and taped.
  - The hallway smoke alarm base has no alarm fitted.
  - The top-light window to the store beneath the rear deck is missing its double-glazed unit.

- **Ongoing Maintenance / Improvement**
  - Minor scuffs and marks to paintwork in most rooms, including a marked wall in the dining area.
  - Decoration has not been continued behind the bedroom four radiator.

## Typical Cost Guidance

- **Priority Repair:** None noted
  *(items best addressed early to prevent further deterioration)*
- **Routine Repair:** £600 – £1,200
  *(typical maintenance and repairs that can be planned over time)*
- **Ongoing Maintenance / Improvement:** £400 – £700
  *(optional upgrades and general improvements depending on preference)*

## What This Means

In practical terms, this is a property a buyer could move straight into. The issues identified are minor, and are the kind of small items found in any lived-in home rather than signs of wear or neglect.

The routine repairs are small, inexpensive jobs that could sensibly be grouped into a single handyman visit, and the decorative touch-ups can be done at the buyer's own pace. The modern services, including the air source heat pump, solar panels and car charger, are a positive; the main due diligence is simply to gather their servicing records and documentation.

# Property Condition Overview

*What was observed during inspection*

## Roof

● **Ongoing Maintenance / Improvement**

The roof coverings to the main house and both extensions appear relatively new and sound, as do the solar panels to all three roof pitches.

**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, downpipes, soil pipes and visible drainage appear sound to all elevations.

**What's likely required:**

- No immediate works required
- Ongoing maintenance only

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

## External Walls

● **Routine Repair**

The painted render to the front and the brickwork and pointing elsewhere appear sound.

On the side elevation, the weatherproof cover where a cable enters the house has come away, leaving a small open hole through the brickwork into the property.

**What's likely required:**

- Fit a new weatherproof cable cover, or make good the opening with mortar

**Typical cost guidance:** £20 – £50

## Windows & External Joinery

● **Ongoing Maintenance / Improvement**

The UPVC windows and doors to the house appear sound throughout.

**What's likely required:**

- No immediate works required
- Ongoing maintenance only

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

## Internal Condition

● **Ongoing Maintenance / Improvement**

The interior is in good decorative condition. There are minor scuffs and marks to paintwork in most rooms, including marking to a wall in the dining area that looks to have been painted on by a child, and minor damage beside the bathroom light switch.

In bedroom four, the decoration has not been continued behind the radiator.

**What's likely required:**

- Minor paint touch-ups throughout, including refinishing the marked dining area wall
- Complete the decoration behind the bedroom four radiator

**Typical cost guidance:** £400 – £700

## Kitchen, Bathrooms & WC

● **Routine Repair**

The kitchen is modern and in good condition, and the ground-floor WC appears sound. The bathroom and shower room both have working extractors.

In the bathroom, the WC cistern lid is cracked and held together with tape, and there is black mould to the sealant behind the basin. In the shower room, there is mould to the sealant around the shower tray and some discolouration to the grout within the enclosure.

**What's likely required:**

- Renew the sealant to the bathroom basin and shower tray, and clean or refresh the shower enclosure grout
- Replace the cracked cistern lid

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

## Services (General Due Diligence)

### ● Routine Repair

The air source heat pump, hot water cylinder, heating controls, solar installation, electrics, alarm and car charging unit all appear visually sound.

A smoke alarm base plate in the hallway has no alarm fitted.

**What's likely required:**

- Fit a battery smoke alarm to the empty hallway base and check all alarms are working
- Obtain servicing records for the heat pump and documentation for the solar panels and car charger, with standard electrical checks as part of the normal purchase process

**Typical cost guidance:** £200 – £400
(smoke alarm £50 – £100; servicing and electrical checks £150 – £300)

## Grounds & Outbuildings

### ● Routine Repair

The front and rear gardens, boundaries, raised rear deck, garage and garden studio all appear sound.

The store beneath the rear deck is sound, but its small top-light window is missing its double-glazed unit entirely, leaving an opening, and the frame has slight movement. This may be intentional, though there is no obvious reason for it.

**What's likely required:**

- Fit a new double-glazed unit and secure the frame, to keep out weather, insects and animals

**Typical cost guidance:** £200 – £350

## Practical Next Steps

- Fit a new weatherproof cover to the side elevation cable entry, or make good the opening.
- Renew the sealant to the bathroom basin and shower tray, refresh the shower grout and replace the cracked cistern lid.
- Fit a smoke alarm to the empty hallway base and check all alarms are working.
- Fit a new double-glazed unit to the under-deck store top light and secure the frame.
- Obtain servicing records for the heat pump and documentation for the solar panels and car charger, and carry out standard electrical checks as part of the normal purchase process.
- Complete minor decorative touch-ups as desired, including behind the bedroom four radiator.

## Practical Context

This is a well-presented, modernised and extended semi-detached house, and its visible condition reflects a property that has been looked after.

The mould to sealant in the bathroom and shower room is typical of well-used wet rooms and, with working extractors already in place, is a matter of routine upkeep.

Overall, the property appears to need only small-scale upkeep, with no significant repair or refurbishment anticipated.

## 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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