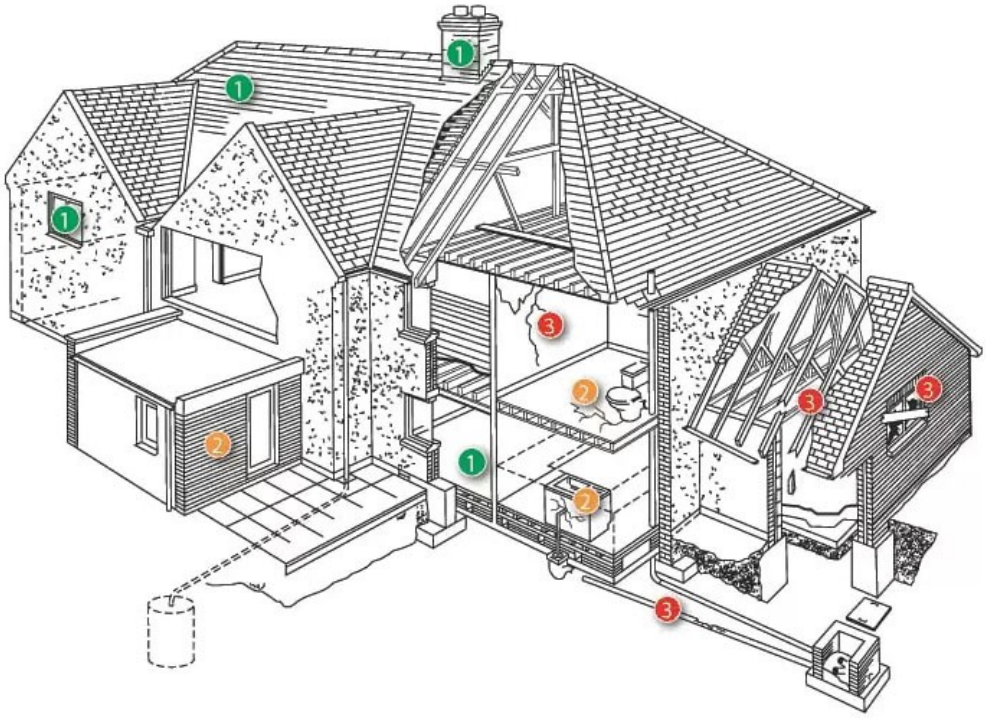
HomeCheck™



HomeCheck Property Review

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

Property address: 3 Hollybank Drive, S12 2BR

Date: 5 November 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 semi-detached house is in good condition for its age, and presents as tidy and well decorated inside.

The items identified are minor and localised. Most are small external repairs and finishing details rather than anything structural, and nearly all can be planned rather than needing immediate attention.

The property needs a modest amount of routine upkeep rather than repair or refurbishment, with one longer-term budgeting point around the roof.

Summary of Condition

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

- **Priority Repair**
  - A broken or slipped tile to the front roof slope, and displaced tiles around the rear Velux windows.
  - Sealant coming away behind the kitchen sink, between the worktop and tiles.

- **Routine Repair**
  - Three redundant openings in the external walls, including a loosely filled former extractor opening to the gable.
  - A couple of slipped end trims to the conservatory roof.
  - Smoke alarm bases in the hallway and landing, with no alarms fitted.

- **Ongoing Maintenance / Improvement**
  - The roof shows previous repairs and moss growth, and is likely to need re-covering within 5 to 10 years.
  - Peeling paint to the front gutters, plant growth in the rear gutters, and a worn front door canopy.
  - Minor internal finishing: scuffs, ceiling joint cracks, uncaulked joints and a loose skirting.
  - Bathroom flooring shifted at the radiator, and no mechanical extraction.
  - The rear outhouse roof is holed and not watertight.

Typical Cost Guidance

- **Priority Repair:** £350 – £700
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £400 – £750
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,900 – £3,600
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into and maintain as normal. The two items worth addressing early are small: refixing the loose and displaced roof tiles, and resealing behind the kitchen sink. Both are inexpensive now and stop water getting where it shouldn't. The remaining items are minor finishing and upkeep, typical for a property of this age.

The main thing to plan for is the roof. It is doing its job today, with no signs of leakage, but the rear slope has been patched over the years and re-covering is likely within the next 5 to 10 years. This is a budgeting point rather than a defect, and is worth factoring into longer-term plans.

Property Condition Overview

What was observed during inspection

Roof

● Priority Repair

The roof appears in reasonable condition overall. One tile to the front slope is broken or slipped. To the rear, two or three tiles between and above the Velux windows are out of place, one of them a different size to the rest. There are no signs of leakage inside.

What's likely required:

- Refix or replace the broken and displaced tiles to both slopes in one visit, checking adjacent tiles during access

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

The rear slope shows previous repairs, including a section of ridge set on a much thicker mortar bed than the rest, with the tiles beneath it disturbed or replaced. There is also a fair amount of moss, which can wash down and block the gutters.

The roof appears watertight now, but given the patching it is likely to need re-covering within the next 5 to 10 years.

What's likely required:

- Remove moss from the roof, ideally during the tile repair visit
- Monitor the roof over time and budget for future re-covering

Typical cost guidance: Moss removal: £200 – £400

Future re-roof allowance (not immediate): £6,000 – £10,000+

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The front gutters are painted cast iron or fibre cement. The paintwork is rough and peeling, though no leakage was visible.

The rear PVC gutters, downpipes and drainage appear sound, but there is plant growth in the gutters.

What's likely required:

- Clear the rear gutters, ideally after the roof moss is removed
- Prepare and repaint the front gutters

Typical cost guidance: £400 – £650

External Walls

● Routine Repair

The brickwork and pointing appear sound to all elevations. There are three redundant openings: a hole of about an inch and a half beside the front door from a former pipe; a former extractor opening on the gable, around three bricks square, loosely filled with bricks; and a small pipe hole below the boiler pressure-relief pipe.

Left open, these can let in rain, insects and vermin.

What's likely required:

- Properly brick up the gable opening
- Fill the two redundant pipe holes

Typical cost guidance: £200 – £400

Windows & External Joinery

● Routine Repair

The UPVC windows and doors, and the conservatory framing, glazing and polycarbonate roof, appear sound. A couple of end trims to the conservatory roof have slipped.

What's likely required:

- Replace the slipped conservatory roof trims

Typical cost guidance: £100 – £200

● Ongoing Maintenance / Improvement

The timber canopy over the front door has a deteriorating felt top, and most of the paint to its underside is flaking.

What's likely required:

- Re-felt the canopy top, and prepare and repaint the underside

Typical cost guidance: £300 – £500

Internal Condition

● Ongoing Maintenance / Improvement

The interior is in good decorative condition. The points noted are minor finishing details: scuffs in the hallway, peeled paint around a conservatory socket, minor cracks along plasterboard joints in the landing ceiling, and knocked plaster along one kitchen wall edge.

Several skirting and architrave joints in bedroom 2 and the bathroom have not been caulked, there are unfilled screw holes in the bathroom skirting, and the skirting below the living room front window is slightly loose. There is minor black mould on the sealant around the bedroom 2 window.

What's likely required:

- Minor filling, caulking and paint touch-ups, including making good the kitchen plaster edge
- Refix the loose living room skirting
- Clean the bedroom 2 window sealant with a mould cleaner

Typical cost guidance: £300 – £600

Kitchen & Bathroom

● Priority Repair

The kitchen is modern and in good overall condition. The sealant behind the sink, between the worktop and the tiles, is coming away, which can let water get behind the units.

What's likely required:

- Remove and renew the sealant behind the sink

Typical cost guidance: £50 – £100

● Ongoing Maintenance / Improvement

The bathroom is in good decorative condition. The vinyl plank (LVT) flooring has shifted under the radiator, leaving a gap of about an inch at the skirting; it should slide back into place. There is no mechanical extraction.

What's likely required:

- Reseat the bathroom flooring
- Optional upgrade: fit an extractor fan

Typical cost guidance: £50 – £100

Optional upgrade – extractor fan: £200 – £350

Services (General Due Diligence)

● Routine Repair

Smoke alarm bases are fitted in the hallway and on the landing, but no alarms are attached.

What's likely required:

- Fit battery smoke alarms to the existing bases and test them

Typical cost guidance: £100 – £150

● Ongoing Maintenance / Improvement

The boiler, gas and electricity meters and consumer unit are housed under the stairs and appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear gardens appear sound. The rear boundary fencing leans in places, but the concrete posts are firm; they were simply not set vertically, and the fence is sound.

The brick outhouse is in reasonable condition, but its fibre cement roof has holes in several places and is unlikely to be watertight. As an outside store, any work to it is optional.

What's likely required:

- Replace the outhouse roof covering if a dry store is wanted

Typical cost guidance: £500 – £1,000

Practical Next Steps

- Refix or replace the broken and displaced roof tiles, and remove the roof moss in the same visit.
- Renew the sealant behind the kitchen sink.
- Properly brick up the gable opening and fill the redundant pipe holes.
- Fit smoke alarms to the existing bases, and confirm boiler servicing, gas and electrical checks as part of normal purchase checks.
- Replace the slipped conservatory roof trims and clear the rear gutters; repaint the front gutters and re-felt the door canopy as desired.
- Complete minor decorative making good inside and reseat the bathroom flooring.
- Optional upgrade: fit a bathroom extractor fan. Re-roof the outhouse if a dry store is wanted.
- Budget for re-covering the main roof within the next 5 to 10 years.

Practical Context

This is a typical brick-built semi-detached house, decorated to a good standard inside. Most of the points raised are small finishing details or external upkeep items that are straightforward to deal with over time.

The roof is the one element to keep an eye on. Dealing with the displaced tiles and moss now keeps it watertight, and setting aside an allowance for re-covering means it will not come as a surprise later.

Overall, the property needs modest, sensible upkeep rather than significant repair.

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
HomeCheck™
www.myhomecheck.co.uk