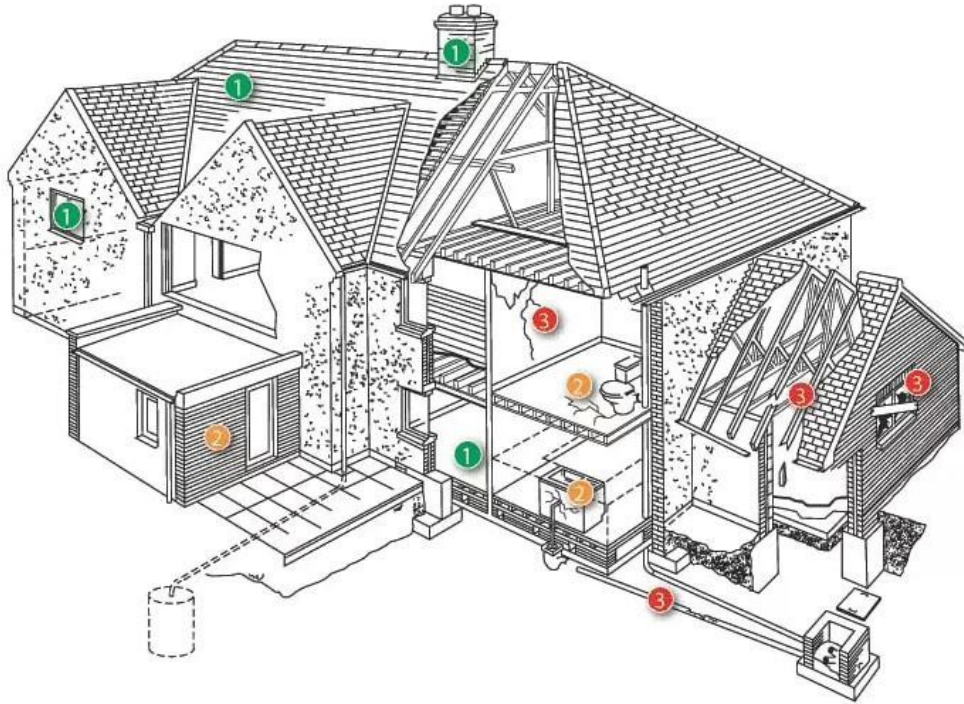


HomeCheckTM



HomeCheck Property Review

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

Property address: 2 Harlington Way, Waverley, S60 8DW

Date: 5 August 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 detached house is in good condition for its age, and presents as a well-maintained, relatively modern property throughout.

The few items identified are minor and localised. They relate mainly to some water-damaged kitchen flooring, a little dog-related damage to skirtings, some mould on shower sealant, and one or two small cosmetic touch-ups — nothing that points to any wider problem.

In practical terms this is a sound property needing only light maintenance and a small amount of cosmetic attention, rather than any repair or refurbishment work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The kitchen laminate flooring has water damage, with the boards swollen along the joints.

● Ongoing Maintenance / Improvement

- Skirting board corners and a length of Scotia near the rear door are damaged, most likely by a pet.
- There is a small hairline crack and one popped screw head to the kitchen ceiling near the rear door.
- Minor mould is present to the shower sealant in the en-suite.
- A previous ceiling fixing in the en-suite has been filled but not sanded flat or repainted.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £300 – £600
(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

This property presents very well. There is no priority work and nothing that suggests any underlying issue with the structure, roof or weathertightness. The house reads as sound and well cared for.

The only real repair is the water-damaged kitchen flooring, which is a straightforward renewal. Everything else — the pet-related marks, the small ceiling crack, the shower sealant and the ceiling patch — is cosmetic and entirely a matter of buyer preference. A buyer should expect to do a little light making good rather than any meaningful repair work.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof appears sound to all elevations, including the hips, with no visible issues. The garage roof is of the same construction and also appears 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 appear sound to all elevations and to the garage, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound to all elevations, including the garage, with no visible issues.

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 has UPVC double-glazed windows throughout, with French doors to the rear. These, the front door and the garage door all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The property is in good decorative condition throughout. In the kitchen/dining room, the laminate flooring has suffered water damage, with the boards swollen and expanded along the joints. The affected flooring is best renewed.

What's likely required:

- Renew the kitchen/dining room laminate flooring

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

Also in the kitchen, one skirting board corner and a length of Scotia near the door are scratched, most likely from a pet. There is a small hairline crack and one popped screw head to the ceiling plaster near the rear door.

In the main en-suite, a previous ceiling fixing above the window has been filled but not sanded flat or repainted, so it stands slightly proud.

What's likely required:

- Localised making good and touch-up decoration to the damaged skirtings, Scotia, ceiling crack and en-suite patch where desired

Typical cost guidance: £150 – £300

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen is newly fitted and in good condition. The main bathroom and both en-suite/shower rooms appear sound. There is minor mould to the shower enclosure sealant in the main-bedroom en-suite, which should clean off with bleach.

What's likely required:

- Clean the shower sealant; renew locally if it does not come up

Typical cost guidance: No immediate cost anticipated

Services

● Ongoing Maintenance / Improvement

The consumer unit and both meter boxes are visible and appear sound. Extractors to the WC and en-suite were confirmed working.

What's likely required:

- 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 garden, the double-width driveway and the brick-built garage all appear sound. To the rear, the lawn, paving, raised beds, shed and boundary fencing 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

Practical Next Steps

- Renew the water-damaged kitchen/dining room laminate flooring.
- Clean the en-suite shower sealant, renewing locally if it does not come up.
- Make good and touch up the damaged skirtings, Scotia, small ceiling crack and en-suite ceiling patch as desired.
- Carry out standard gas and electrical checks as part of normal purchase due diligence.

Practical Context

This is a relatively modern detached house that has been well looked after. On the visible evidence it is structurally sound and weathertight, with the roof, walls, guttering, windows and garage all presenting well.

The handful of items noted are the normal wear of an occupied family home — a damaged floor, some pet marks and a few cosmetic points. None of it is unusual or a cause for concern.

Overall, the property needs only light maintenance and a little cosmetic making good, 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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