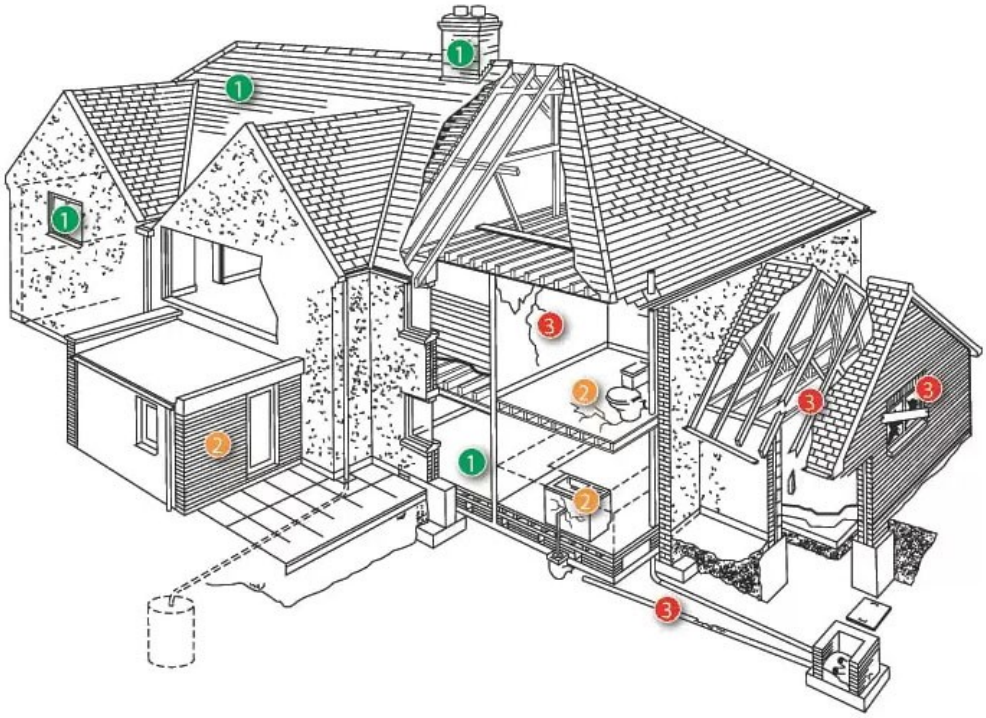
HomeCheck™



HomeCheck Property Review

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

Property address: 42 Whiteways Road, S4 8EX

Date: 4 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 in good decorative order overall.

The items noted are minor and localised. Most are cosmetic finishing points, with a small amount of planned maintenance and nothing that needs urgent attention.

Overall, the property needs routine upkeep rather than repair or refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted. Minor cracks around window openings, the front bay and chimney breast appear to be in the wall finishes, which is typical for a house of this age.

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

- **Routine Repair**
  - Water marks beneath the gutter joints front and rear, and at the rear outlet, indicate minor leakage.
  - The bath sealant is coming away in places.

- **Ongoing Maintenance / Improvement**
  - Moss growth to the roof, and flaking paint to the gutters.
  - Minor cracks to plaster, wallpaper and ceiling plasterboard joints in several rooms, and an old dry stain in the dining room.
  - Minor condensation-related mould in the front bedroom bay and the understairs store.
  - Small finishing items: landing banister fixings, a bedroom window reveal, loose wallpaper, rough plaster behind the WC and paint touch-ups.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £350 – £650
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,200 – £2,300
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a straightforward property. The roof, walls, windows and grounds are sound, and the only repair items are small: resealing the leaking gutter joints and renewing the bath sealant. Both are typical maintenance jobs that can be planned in.

The cracks noted internally sit in the plaster, wallpaper and ceiling plasterboard joints rather than the structure, and are common in houses of this age. They are best refinished and monitored. The remaining items, such as condensation marks, loose wallpaper and small finishing points, can be dealt with as part of normal decoration, depending on buyer preference.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● **Ongoing Maintenance / Improvement**

The concrete tile roof and chimney appear sound, with a few replacement tiles to the rear slope and no visible issues.

There is quite heavy moss growth to the roof, but nothing to suggest leakage.

What's likely required:

- Remove the moss if desired, mainly to stop it falling into and blocking the gutters; this can be combined with the gutter work below

Typical cost guidance: £300 – £600

Rainwater Goods (Gutters & Drainage)

● **Routine Repair**

The gutters are painted fibre cement and appear sound overall. Water marks beneath each joint, front and rear, indicate minor leakage, and the rear outlet also appears to be leaking. Downpipes, soil pipe and visible drainage appear sound.

What's likely required:

- Reseal the gutter joints and rear outlet, front and rear, in one visit

Typical cost guidance: £250 – £500

● **Ongoing Maintenance / Improvement**

The paint finish to the gutters has flaked front and rear. This is appearance only.

What's likely required:

- Repaint the gutters if desired — appearance only

Typical cost guidance: No immediate cost anticipated

External Walls

● **Ongoing Maintenance / Improvement**

The brickwork, pointing, verges and barge boards appear sound to all elevations, 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 UPVC windows and external doors all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● **Ongoing Maintenance / Improvement**

The house is in good decorative condition overall. There are minor cracks at the top corner of the dining room French doors, above the landing window, at the left reveal and lower corner of the front bedroom bay, beside the front bedroom chimney breast, and beneath the second bedroom window, where the painted wallpaper is also loose. These appear to be in the plaster and wall finishes rather than indicating movement. There are also typical cracks along the ceiling plasterboard joints in both bedrooms.

A small water stain at the dining room wall/ceiling junction above the French doors appears old and not ongoing. Minor condensation-related mould is visible to the front bedroom bay sealant and ceiling edge, and to the understairs store wall, where the paint is flaking.

The landing banister fixing points have been cut off or removed and left poorly finished. A filled patch at the second bedroom window reveal is also poorly finished, and the sealant there is coming away.

What's likely required:

- Refinish the cracks and loose wallpaper, and monitor for any recurrence
- Clean off the mould and keep the bay and understairs store well ventilated
- Refinish the banister fixing points and the second bedroom window reveal, renewing the loose sealant

Typical cost guidance: £400 – £800

Kitchen & Bathroom

● Routine Repair

The sealant at the bath-to-tile junction is coming away in places.

What's likely required:

- Remove and renew the bath sealant

Typical cost guidance: £100 – £150

● Ongoing Maintenance / Improvement

The older fitted kitchen is in reasonable condition, with lifting wallpaper above the window and door reveal, flaked paint to the internal rear door step and minor paint damage to some base unit fronts.

In the bathroom, wallpaper is loose in places, including behind the WC, where the plaster around the replacement cistern is rough beneath the paint. There is no mechanical extraction.

What's likely required:

- Refix the loose wallpaper, sand and repaint the plaster behind the WC, and touch up the door step and unit fronts
- Optional upgrade: fit a bathroom extractor fan

Typical cost guidance: £300 – £600
Optional extractor fan: £200 – £350

Services

● Ongoing Maintenance / Improvement

The gas boiler, electricity meter and consumer unit appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

The front and rear gardens and the side driveway 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

- Reseal the leaking gutter joints and rear outlet, front and rear, in one visit.
- Renew the bath sealant.
- Refinish the minor internal cracks and loose wallpaper, and monitor for any recurrence.
- Clean the condensation mould in the front bedroom bay and understairs store, and keep these areas ventilated.
- Tidy the small finishing items (banister fixings, second bedroom window reveal, plaster behind the WC, paint touch-ups) as part of redecoration if desired.
- Remove the roof moss and repaint the gutters if desired, ideally during the gutter visit.
- Optional upgrade: fit a bathroom extractor fan.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical semi-detached house of its type, and it presents well. The roof, walls and windows are sound, and these are the elements most likely to carry significant cost in an older property.

The gutter leaks are minor but worth dealing with, as small joint leaks tend to worsen and can stain or wet the brickwork below over time. The condensation marks and minor cracks are common in houses of this age and can be managed through ventilation, localised making good and routine decoration.

Overall, the property appears to need a modest amount of 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
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