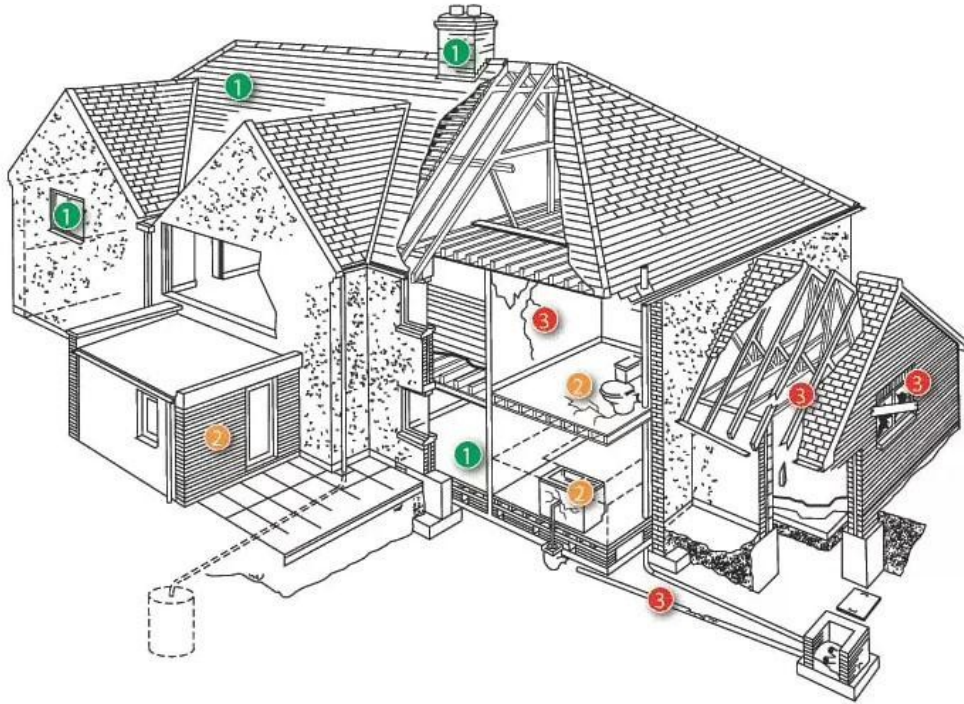


HomeCheck™



HomeCheck Property Review

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

Property address: 23 Scarlet Oak Meadow, S6 6FE

Date: 13 July 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 house is in good condition for its age, and presents as a well-maintained and well-decorated home throughout.

The items identified are minor, localised and few in number. They are cosmetic or small maintenance matters rather than repairs of any real significance, and none needs to be addressed with any urgency.

In practical terms this property requires only normal ongoing upkeep, with a couple of small items a buyer may wish to tidy at their leisure.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The splashback tiling is missing behind the kitchen heating controller, leaving a small gap that would benefit from grouting or sealing.
- In the utility room, the sealant to one end of the worktop has come away where the unsupported worktop edge is flexing.

● Ongoing Maintenance / Improvement

- An area of kitchen worktop beside the sink is stained where a spill has soaked into the laminate; this is aesthetic only.
- A minor filling and redecoration repair to the living room window reveal was underway at the time of inspection and is expected to be completed by the vendor before viewings.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £150 – £400
(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

The key point for a buyer is that this property does not present as a project of any kind. It has clearly been maintained and decorated to a good standard, and the few items noted are small and typical for a home of this age and type.

Nothing identified needs to be addressed before purchase. The two small maintenance items in the kitchen and utility can be dealt with at any time, and the stained worktop is an aesthetic matter only that a buyer may choose to live with or address if and when the kitchen is ever updated.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The front and rear roof slopes, ridge, and valley and flashing detail all appear sound, with no visible issues.

The flue terminus passing through the rear roof slope 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 are new UPVC and appear sound to both front and rear.

The soil pipe, bathroom drainage and kitchen drainage are all visible and 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 stonework and pointing to the front, both gable elevations and the rear all appear sound, with no visible issues.

The boiler flue, gas flue, and the gas and electricity meter boxes to the gable elevations all appear sound.

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 is fitted with UPVC windows, doors and a garage door, all of which appear sound.

There is a UPVC conservatory to the rear which also appears sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

In the utility room, the sealant to one end of the worktop has come away. The cause is that the worktop is unsupported along that edge and is flexing away from the tiling. A batten or bracket to support the edge, followed by resealing, would keep water out of the joint. This is a very minor item.

What's likely required:

- Support the unsupported utility worktop edge with a batten or bracket and reseal the joint to the tiling

Typical cost guidance: £100 – £250

● Ongoing Maintenance / Improvement

The property presents in good decorative condition throughout. The entrance porch, hall, downstairs WC, living room, dining room, conservatory, staircase, landing, all bedrooms, en suite and main bathroom are all in good decorative condition with no visible issues.

A minor filling and redecoration repair to the living room window reveal was underway at the time of inspection. The vendor is filling and redecorating a small hole, and this is expected to be completed before viewings.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Kitchen & Bathroom

● Routine Repair

The kitchen is a relatively modern fitted kitchen in good condition overall. The tiled splashback is missing behind the heating controller, leaving a small gap that would benefit from grouting or sealing. This is an untidy appearance only, with no other concern.

An area of worktop beside the sink is stained, where a spill appears to have soaked into the laminate surface. This is aesthetic only and, as it cannot be resolved without replacing the worktop, no repair is recommended – it is simply noted.

The en suite shower room and main bathroom are both in good condition throughout, with no visible issues.

What's likely required:

- Grout or seal the small gap in the splashback behind the kitchen heating controller
- Optional, aesthetic only: the stained worktop can be left as-is, or addressed if and when the kitchen is ever updated

Typical cost guidance: £50 – £150

Services

● Ongoing Maintenance / Improvement

The boiler is located in the garage and appears sound, as does the electricity mains and consumer unit.

The hot water cylinder in the landing airing cupboard, and the various radiators and towel radiator throughout, all appear sound. Meters are visible externally and to the downstairs WC and appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only
- 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 driveway, boundary fencing, bedding and front planting all appear sound. To the rear, the lawn, patio, paths, boundary walls, fencing, hedge and flower beds all appear sound with no visible issues.

The integral garage is dry and functional 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

- Grout or seal the small gap in the kitchen splashback behind the heating controller.
- Support the flexing utility worktop edge and reseal the joint to the tiling.
- Confirm the vendor has completed the small living room window reveal repair before viewings.
- Carry out standard gas safety and electrical checks as part of normal purchase due diligence.
- The stained kitchen worktop is aesthetic only and can be left as-is.

Practical Context

This is a well-presented, well-maintained house that shows no signs of neglect and requires no significant work.

The handful of items noted are small maintenance and cosmetic matters rather than repairs of substance. The kitchen splashback gap and utility worktop sealant are quick, low-cost tidying jobs, and the stained worktop is purely a matter of appearance that carries no obligation.

Overall, the property needs only routine upkeep, and a buyer can proceed on the basis that there is no material repair work outstanding.

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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