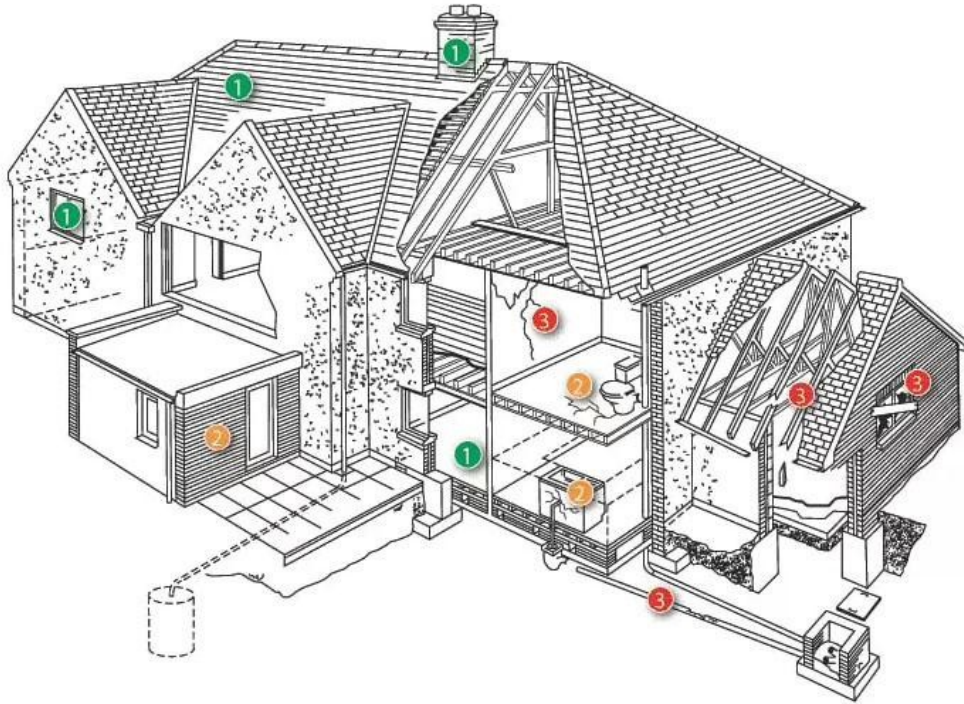


HomeCheck™



HomeCheck Property Review

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

Property address: 184 Rural Lane, S6 4BL

Date: 3 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 second-floor apartment is in good condition for its age.

The issues identified are minor and localised. The clearest practical points are a loose heating thermostat cover with live wiring behind it, which should be made safe, and a localised area of damp in the bedroom that appears to relate to the external flashing and is best addressed at source. The remaining items are cosmetic or optional.

Overall, the apartment appears to require only a small amount of sensible upkeep and one safety fix, rather than any significant repair.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Minor hairline cracking at wall-to-ceiling and plasterboard junctions is typical for a room within a roof space and is not indicative of movement.

● Priority Repair

- A heating thermostat cover in the entrance hallway is loose and came away in hand, exposing wiring that is presumed live.
- Localised damp is present to a corner of the bedroom, which appears to be water ingress rather than condensation and likely relates to the external roof flashing.

● Routine Repair

- Mould is present to sealant and grout in the bath/shower enclosure and to the sealant between the basin and tiling.

● Ongoing Maintenance / Improvement

- Minor water staining and discolouration are visible to ceiling and wall corner junctions in the living/dining area, most likely condensation-related.
- Paint flaking is visible to the internal frame of the bedroom Velux window.
- A broken tile is present behind the bathroom basin, which is an aesthetic matter only.
- The bath panel is not fitted and is currently standing in place, leaving access beneath the bath open.
- No extractor is present in the bathroom, though no signs of condensation problems were noted.
- A section of floor-level boxing in the box room is untidy, with a piece missing.
- A quadrant trim between the kitchen worktop and tiling behind the sink is loose.

Typical Cost Guidance

- **Priority Repair:** £450 – £1,100
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £200 – £600
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £500 – £1,200
(optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this apartment appears to require normal ongoing maintenance, one safety fix and a single localised repair.

The apartment does not present as a project. It is in good decorative condition throughout and most of the items noted are minor, localised and typical for a property of this type.

The loose thermostat cover is the one item to address promptly, simply because live wiring is exposed. The bedroom damp is the main repair, and it is best approached by locating and dealing with the external source, most likely the flashing, before any internal redecoration. Everything else is cosmetic or optional and can be handled at leisure.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof appears in good condition from ground level and from the balcony, with the Velux roof lights appearing sound. The apartment sits within the roof space of the building, so the roof structure and covering are communal rather than private.

The flashing between the roof slope and the raised side walls has been repaired previously; this is referenced further under the bedroom damp in Internal Condition.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner for the roof structure and covering

Typical cost guidance: No cost allowance included within this report.

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters and downpipes are black UPVC and appear sound where visible from ground level and the balcony.

These are communal rather than private elements and fall under building management.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report.

External Walls

● Ongoing Maintenance / Improvement

The brickwork, pointing, soffits and barge boards appear sound where visible from ground level.

These are communal rather than private elements and fall under building management.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report.

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows, front door, sliding balcony doors, soffits and barge boards are white UPVC and all appear sound.

The Velux roof lights appear sound, though the internal frame of the bedroom Velux has some paint flaking.

What's likely required:

- Refinish the flaking paintwork to the bedroom Velux frame if desired
- Ongoing maintenance only

Typical cost guidance: £150 – £300

Internal Condition

● Priority Repair

The entrance, staircase and apartment are all in good decorative condition throughout.

In the entrance hallway, a heating thermostat cover is proud and loose and came away in hand, exposing wiring that is presumed live. This is a straightforward safety item to make safe.

In the bedroom there is localised damp to a corner where the pitched ceiling, an end wall and a wall into the eaves meet. This appears to be water ingress rather than condensation and would benefit from locating and addressing externally, most likely at the roof flashing, which has been repaired previously.

What's likely required:

- Reattach and secure the loose thermostat cover so the live wiring is no longer exposed
- Locate and address the external source of the bedroom damp, most likely the flashing, before any internal repair

Typical cost guidance: Make safe loose thermostat cover: £150 – £300

Locate and repair bedroom damp source: £300 – £800

● Ongoing Maintenance / Improvement

In the living/dining area there is minor hairline cracking at wall-to-ceiling junctions and very minor water staining to a couple of ceiling and wall corner junctions, along with a small area of discolouration above the rear sliding doors. These appear most likely condensation-related and very minor.

Minor hairline cracking is also present to the box room and kitchen ceilings at plasterboard junctions, which is typical for a room within a roof space and not a sign of movement. Once the bedroom damp source is dealt with, the affected internal finishes can be made good.

What's likely required:

- Redecorate and monitor the minor condensation-related staining in the living/dining area over time
- Minor filling and paint touch-ups to hairline cracks where desired
- Localised making good to the bedroom corner after the external source is addressed

Typical cost guidance: £200 – £500

Kitchen & Bathroom

● Routine Repair

In the bathroom the bath, electric shower, basin, toilet, towel radiator and airing-cupboard cylinder all appear sound. There is black mould to the sealant and grout in the bath/shower enclosure and to the sealant between the basin and tiling.

What's likely required:

- Remove and renew the mouldy sealant to the bath/shower enclosure and basin

Typical cost guidance: £200 – £600

● Ongoing Maintenance / Improvement

The kitchen is a fairly modern fitted kitchen in good condition, with appliances, flooring, tiling and decoration all appearing sound. A quadrant trim between the worktop and the tiling behind the sink is loose; the sealant behind it appears in place, so this is an aesthetic replacement of the trim.

In the bathroom a tile behind the basin is broken, which is aesthetic only and in an area not prone to water ingress. The bath panel is not fitted and is standing in place ready to install. There is no extractor present, though no condensation problems were noted; an extractor is a building-control requirement for new bathrooms and is noted as a consideration only.

What's likely required:

- Replace the loose kitchen worktop trim if desired
- Refit the bath panel
- Replace the broken basin tile if desired

Typical cost guidance: Cosmetic making good (trim, tile, bath panel): £150 – £400

Fit a bathroom extractor (optional): £150 – £350

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

Heating is provided by electric vertical radiators in the entrance hallway and living area, plus an electric towel radiator in the bathroom, all appearing sound. There are two consumer units and the main heating controller located in the box room, along with an immersion cylinder in the bathroom airing cupboard, all appearing visually sound.

Aside from the loose thermostat cover noted under Internal Condition, no service issues were apparent on a visual basis.

What's likely required:

- Carry out standard electrical checks as part of the normal purchase process
- Confirm servicing history for the electric heating and immersion system

Typical cost guidance: £200 – £400

Grounds & External Areas

● Ongoing Maintenance / Improvement

The balcony to the apartment appears sound with no visible issues. A garage sits beneath the property to the rear and is private to the apartment; it was not accessible at the time of inspection and appears sound externally only. A closer look inside is worthwhile as part of the purchase.

The front garden, paths, communal garden area and access staircase all appear sound where visible, but are communal rather than private and fall under building management.

What's likely required:

- Inspect the private garage internally when access is available
- Communal grounds, paths and staircase fall under building management

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Reattach and secure the loose thermostat cover so the live wiring is no longer exposed.
- Locate and address the external source of the bedroom damp, most likely the roof flashing, before any internal redecoration.
- Renew the mouldy sealant in the bathroom.
- Redecorate and monitor the minor condensation-related staining in the living/dining area.
- Refit the bath panel and replace the loose kitchen worktop trim and broken basin tile as desired.
- Consider fitting a bathroom extractor.
- Inspect the private garage internally when access is available.
- Carry out standard electrical due diligence as part of the normal purchase process.

Practical Context

This is a second-floor apartment within the roof space of the building. The private areas assessed are the apartment interior, its balcony and the garage beneath the property, which is private to the apartment.

The roof, gutters, external walls, entrance, staircase, communal gardens and paths are communal and fall under building management, so no cost for those elements falls to the apartment owner. A buyer should confirm the leasehold arrangements, service charge and responsibility for the communal fabric and the roof, since the apartment sits within it.

The condensation-related marks in the living area and the localised bedroom damp are the kind of items commonly seen in roof-space apartments and can usually be managed through source repair, ventilation and routine maintenance. Overall the apartment needs a modest amount of upkeep and one safety fix rather than significant work.

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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