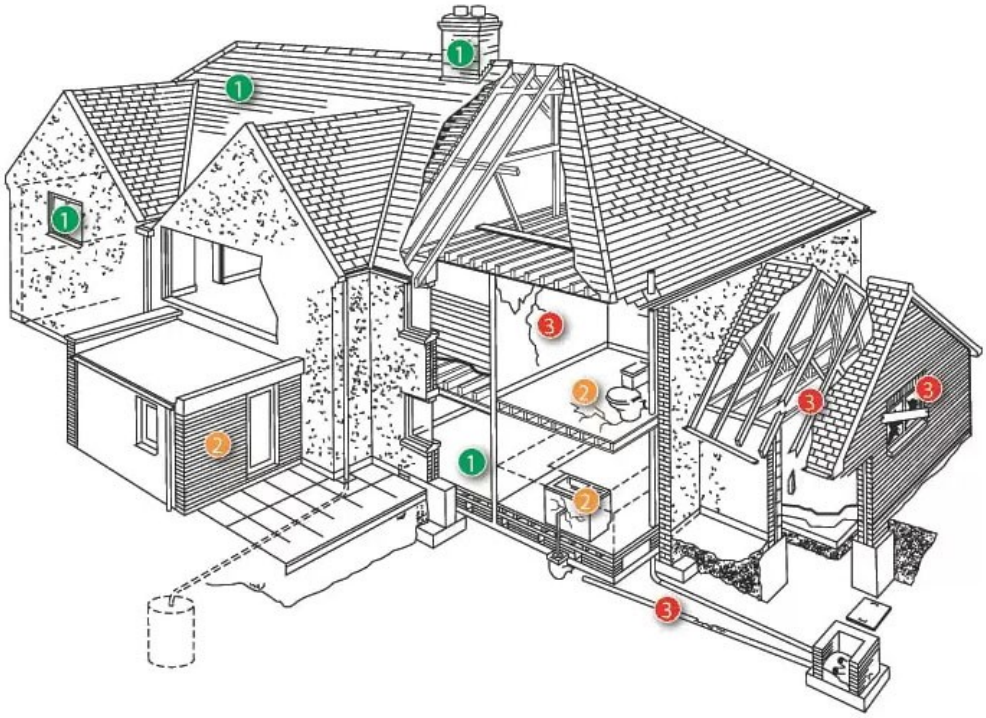
HomeCheck™



HomeCheck Property Review

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

Property address: 27 Browning Road, S6 1DA

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 below-average condition for its age, and presents as a property that has seen little upkeep for some time.

The main structure appears sound. Most of the issues are moisture-related or cosmetic, but several involve water actively damaging the fabric and are best dealt with early. Alongside these, mould, worn fittings and poor decoration are widespread rather than localised.

Taken together, the property is best considered a refurbishment project rather than a maintenance purchase.

Summary of Condition

Structure

- No obvious signs of structural movement were noted. Ceiling cracks in the rear bedroom follow plasterboard joints, which is typical.

Priority Repair

- Broken, lifted and missing tiles around the rear chimney, and one missing hip ridge tile.
- Leaking downpipes to the front and rear porch, and a short bathroom waste pipe splashing at the hopper.
- Water from the bath and shower is damaging the hallway ceiling below.
- A likely ongoing leak inside the tiled kitchen pipe boxing, with mould and fungal growth.
- A cracked living room light switch held together with tape.

Routine Repair

- Flaking paint to the barge boards, soffits and cast-iron gutters all round.
- Small areas of missing pointing and filler to the side, rear and porch walls.
- Black mould and damp staining in most rooms, with damaged and loose plaster in places.
- A collapsed kitchen worktop behind the sink, damaged utility worktop, and broken kitchen and utility floor tiles.

Ongoing Maintenance / Improvement

- Poor decorative condition throughout, including marked walls and stained carpets.
- A dated kitchen and a poor bathroom, both likely to be replaced; no bathroom extractor.
- A cracked concrete canopy over the front door, to monitor.
- An older boiler that appears sound; standard servicing and safety checks.
- Hedge trimmings to clear and red paint to wash off the external doors.

Typical Cost Guidance

- **Priority Repair:** £2,100 – £4,000
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £4,200 – £7,500
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £17,000 – £27,000+ (mostly optional kitchen and bathroom replacement)
  (optional upgrades and general improvements depending on preference)

What This Means

The key point is that the structure appears sound, but water is getting into the fabric in a few specific places: the bathroom, the kitchen pipe boxing, the roof around the chimney and the rear porch downpipe. None of these is a large job on its own, but they should be dealt with first, before any internal repair or redecoration, or new work will be damaged.

Beyond that, buyers should expect a coordinated scheme of work rather than isolated fixes: mould treatment, plaster repairs, full redecoration and, realistically, a new kitchen and bathroom. If those rooms are replaced early, several of the repair costs fold into that work rather than adding to it. Much of the mould appears condensation-related and should ease once the house is properly heated and ventilated.

Property Condition Overview

What was observed during inspection

Roof

● **Priority Repair**

The front and side slopes appear sound, with a couple of previously replaced tiles. To the rear, tiles above the chimney have been pushed up or snapped short, there is a broken tile beneath the stack and a couple of lifted tiles, and one hip ridge tile is missing. These are a likely route for water and are best dealt with together in one visit.

The roof space was not accessible at the time of inspection.

What's likely required:

- Replace the broken and snapped tiles around the chimney, refix the lifted tiles and replace the missing ridge tile

Typical cost guidance: £400 – £800

Rainwater Goods (Gutters & Drainage)

● **Priority Repair**

The cast-iron gutters appear serviceable with no visible leaking; their flaking paint is covered under Windows & External Joinery.

At the rear porch, water is running down the wall where the downpipe exits the concrete roof. The downpipe is wet down its length and is not fixed to the wall, simply resting in the drain. Mould inside the utility sits beside this point.

To the front, the lowest section of the cast-iron downpipe is cracked and leaking onto the ground, and a small tree is growing from a joint. To the side, the bathroom waste pipe stops several inches short of the hopper, and staining below suggests water is splashing out. These are less pressing but are best done in the same visit.

What's likely required:

- Refit or replace the rear porch downpipe, securing it to the wall and sealing the outlet through the porch roof
- Replace the front downpipe in uPVC and extend the bathroom waste pipe so it runs into the hopper

Typical cost guidance: £400 – £700

External Walls

● Routine Repair

The render, brickwork and pointing are generally sound. Filler has dropped out between the side first-floor window and the soffit, there is an unfilled cable hole about an inch square above the rear door, and small areas of pointing have dropped out lower down and to the rear porch.

What's likely required:

- Make good the missing filler, cable hole and pointing in one visit

Typical cost guidance: £250 – £500

● Ongoing Maintenance / Improvement

The cast concrete canopy over the front door is extensively cracked. It does not appear to be a structural or safety issue at present, but is likely to deteriorate over time.

What's likely required:

- Monitor the canopy over time

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The uPVC windows and doors appear sound. The paint to the barge boards and soffits, which appear to be timber, is flaking all the way round, leaving them exposed to the weather. The painted cast-iron gutters are also flaking and rusting, with rust staining to the boards behind the brackets.

What's likely required:

- Prepare and repaint the barge boards, soffits and gutters all round, in one visit with suitable access

Typical cost guidance: £1,200 – £2,000

Internal Condition

● Routine Repair

Black mould is present in most rooms: to ceilings along the front and stairway eaves, around the loft hatch, to window sealants and the lower corners of reveals, high on the rear wall of the bedroom cupboard, and behind the toilet in the downstairs WC. Most appears condensation-related.

The rear bedroom has more extensive damp staining to the ceiling along the rear wall and corner, with mould to the walls. The cause is not confirmed; it may be condensation or may relate to the rear roof defects, so the roof should be repaired before this area is made good.

Plaster is broken, missing or loose to both sides of the front door, and damaged elsewhere, including where curtain rails have been removed. The rear bedroom ceiling is cracked along the plasterboard joints.

What's likely required:

- Treat the mould and stain-block affected areas; bleach-clean window sealants and renew any that do not clear
- Repair damaged and loose plaster, and tape and fill the rear bedroom ceiling joints

Typical cost guidance: £1,500 – £3,000

● Ongoing Maintenance / Improvement

Decoration is poor throughout, with dirty, marked and scuffed walls, torn wallpaper, flaking paint to woodwork and windowsills, grease-spattered kitchen walls and stained carpets in places.

What's likely required:

- Redecorate throughout once repairs are complete, with a deep clean including carpets

Typical cost guidance: £3,000 – £5,000

Kitchen & Bathroom / WC

● Priority Repair

The bath has an electric shower over it with no screen or curtain, and tiles around the bath are loose with grout missing. Water damage and black mould are visible beneath the bath, and this is almost certainly the cause of the water staining and mould to the hallway ceiling directly below. The bathroom ceiling, cupboard and window sealant also show mould.

In the kitchen, the tiled pipe boxing has black mould and fungal growth, and tiles have fallen away. This points to a leak inside the boxing, which is likely still active.

What's likely required:

- Make the bath area watertight before further use of the shower: refix tiles, regrout, reseal and fit a screen
- Treat the bathroom mould and make good the hallway ceiling and door reveal below
- Open the kitchen pipe boxing, find and repair the leak, then rebuild and retile

Typical cost guidance: Bathroom and hallway ceiling: £1,000 – £1,800

Kitchen pipe boxing: £300 – £600

● Routine Repair

The kitchen worktop behind the sink is water-damaged, has been patched before and now sags; it is beyond repair. A section of utility worktop is also damaged, and the kitchen and utility floor tiles are cracked and broken up.

What's likely required:

- Replace the failed worktop sections and renew the kitchen and utility floor coverings

Typical cost guidance: £1,200 – £2,000

● Ongoing Maintenance / Improvement

The kitchen is old and in relatively poor condition, with no cooker present. The bathroom is in poor condition, the basin is cracked (though not leaking), and there is no mechanical extraction. Most buyers are likely to replace both rooms.

What's likely required:

- Replace the kitchen and bathroom, depending on buyer preference; this would absorb the repairs above
- Optional upgrade: fit a bathroom extractor

Typical cost guidance: Kitchen replacement: £8,000 – £12,000+

Bathroom replacement: £6,000 – £10,000+

Optional upgrade, bathroom extractor: £200 – £350

Services (General Due Diligence)

● Priority Repair

The living room light switch is cracked and held together with tape.

What's likely required:

- Replace the light switch

Typical cost guidance: £50 – £100

● Ongoing Maintenance / Improvement

The gas boiler is an older, basic model but appears sound, as do the visible electrical installation and hot water cylinder.

What's likely required:

- Confirm the boiler's servicing history
- 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 appear sound. There is a pile of hedge trimmings in the front corner, and red paint, likely temporary, on the front and rear doors.

What's likely required:

- Dispose of the hedge trimmings and wash the paint off the doors

Typical cost guidance: £50 – £100

Practical Next Steps

- Avoid using the shower until the bath area is made watertight, then make good the hallway ceiling below, or bring a bathroom replacement forward.
- Open the kitchen pipe boxing, repair the leak, then rebuild and retile.
- Repair the broken, lifted and missing roof tiles around the rear chimney and replace the missing ridge tile.
- Secure and reseal the rear porch downpipe, replace the front downpipe in uPVC, and extend the bathroom waste pipe into the hopper.
- Replace the cracked light switch, confirm the boiler's service history, and carry out standard gas and electrical checks.
- Repaint the barge boards, soffits and gutters, and make good the missing pointing and filler.
- Treat the mould and repair plaster; replace the failed worktops and floor tiles unless the kitchen is being replaced.
- Plan redecoration and any kitchen and bathroom replacement once repairs are complete. Optional upgrade: fit a bathroom extractor.

Practical Context

This is a structurally sound semi-detached house that has been let go inside. The roof, walls and windows are largely serviceable, and the problems are concentrated in the wet areas and the finishes.

Much of the mould is typical of a house that has been under-heated and poorly ventilated, and should improve once that changes. Where staining has a clear source, fixing that source first is what makes the internal work last. The roof space was not accessible, so its condition is not known.

Overall, this is a sensible purchase for a buyer who budgets for a full scheme of refurbishment from the outset.

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