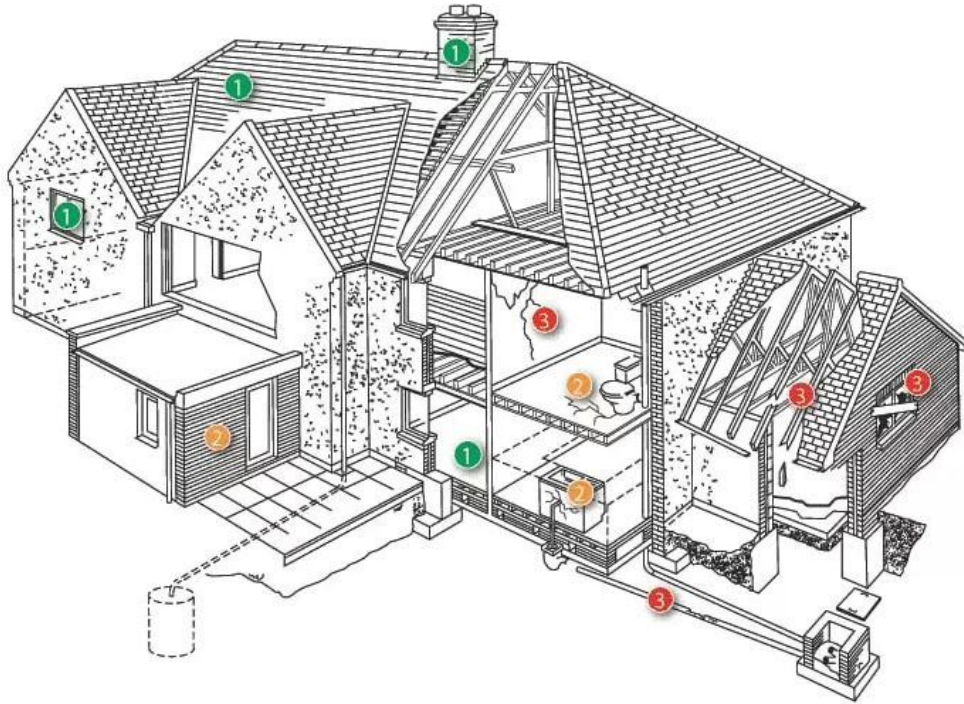


HomeCheck™



HomeCheck Property Review

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

Property address: 41 Findon Crescent, S6 4WJ

Date: 23 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 semi-detached house is in average condition for its age, and presents as a structurally sound but dated property.

Almost everything noted is decorative and preference-led rather than structural. The building fabric appears sound throughout, and the genuine repairs are few, localised and inexpensive. The main call on a buyer's budget is the cumulative cost of bringing dated finishes, the garden and the outbuildings up to standard, and that work can largely be phased.

This sits in the modernisation bracket rather than the repair or refurbishment bracket.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.
- A chimney breast has been removed at ground-floor level in the living room. The wall and ceiling are not flush and the making good is poor, but nothing visible suggests a structural problem.

● Priority Repair

- One tile is missing from the rear roof slope, with one or two further slipped and broken tiles to both slopes.
- The gas cooker feed in the kitchen is uncapped, with the isolation valve closed but the outlet open.

● Routine Repair

- The mastic seal to the top left corner of the rear conservatory is loose and peeling away.
- A key barrel to the rear French door lock is loose and can be slid out.
- The kitchen worktop behind the sink has delaminated and is taped over.
- The kitchen and bathroom floor coverings are cracked, torn and poorly fitted, and boxing behind the bathroom WC is missing.
- A section of rear fencing and the rear gates are dilapidated.

● Ongoing Maintenance / Improvement

- Decoration throughout is dated and worn, with peeling wallpaper, scuffed paintwork and screw holes in several rooms.
- The entrance porch has an undecorated plastered wall, and a plastic trim panel held in place with tape.
- The living room has no carpet fitted, and the chimney-breast removal is poorly finished to both wall and ceiling.
- The kitchen is dated, with a stripped and unfinished wall above the units and painted, scuffed splashback tiling.
- The bathroom is dated, with holes in tiles, water damage to the vanity unit edges and no mechanical extractor.
- The WC, pantry and rear porch need redecoration, including foam residue around the porch door.
- A historic water stain is present to one ceiling corner in bedroom two.
- Planting is overgrown throughout, debris has accumulated in the rear garden, and the two sheds and greenhouse are run down.

Typical Cost Guidance

- **Priority Repair:** £400 – £750
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,350 – £2,700
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £5,400 – £9,300
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect but the number of small ones. Individually each is minor; together they amount to a programme of catching up. That is a very different proposition from a structural problem, and the pace stays largely within a buyer's control.

Two items are worth acting on early: the roof tiles and the uncapped gas cooker feed. Beyond those, expect to redecorate throughout, renew the floor coverings, then decide how far to take the kitchen, bathroom and garden. Those last decisions are matters of preference, and the Ongoing figure assumes refreshing what is there rather than replacing it.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

The original clay tile covering is in reasonable condition for its age. One tile is missing from the rear slope, leaving the covering open at that point. It may not be leaking yet, but the opening is best closed before weather takes advantage of it.

One or two further tiles have slipped or broken across both slopes. These are not urgent in themselves, but are best dealt with in the same visit while access is up.

What's likely required:

- Replace the missing rear tile and refit or replace the slipped and broken tiles to both slopes in one visit
- Check surrounding tiles and battens while access is in place

Typical cost guidance: £300 – £600

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The black UPVC guttering, downpipes and soil pipe appear sound. There is no downpipe to the side elevation.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The property is brick built and mostly rendered. The render, brickwork and pointing 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

● Routine Repair

The UPVC windows, doors, front porch and rear conservatory all appear sound.

The mastic seal at the top left corner of the conservatory, where it meets the house wall, is loose and peeling away.

One key barrel in the rear French door lock is loose and can be slid out, so is currently providing no security.

What's likely required:

- Renew the loose mastic seal at the conservatory-to-house junction
- Replace the loose key barrel to the rear French doors

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

A piece of trim is missing to the bottom edge of one conservatory roof panel. This does not affect weathertightness, but refitting it would keep dirt and insects out.

The sealant at the conservatory roof support is untidy but sound — appearance only.

What's likely required:

- Replace the missing conservatory roof panel trim, and tidy the sealant at the roof support if desired

Typical cost guidance: £50 – £100

Internal Condition

● Ongoing Maintenance / Improvement

Decoration throughout is dated and worn but sound — scuffs and marks to lower walls and skirtings, wallpaper peeling at corners, cracked paint to the banisters, and discolouration around the loft hatch and some architraves.

The entrance porch has a bare plastered wall. A plastic trim panel there is held with tape; the panel is doing a job and should stay, but needs fixing back properly.

The living room has no carpet, though the gripper rods remain and the carpet is rolled up in the conservatory. A chimney breast has been removed at ground-floor level: the wall does not sit flush and has been papered over, the ceiling shows a clear outline where coving has been filled in short of flush, and there is loose plaster behind the paper. Nothing suggests a structural problem — bringing it back to a flush, properly finished state is an improvement rather than a repair.

A historic water stain is present to one ceiling corner in bedroom two, where the chimney breast rises. It appears old and dry, with no current source evident.

What's likely required:

- Redecorate throughout, filling screw holes and making good scuffed walls and skirtings
- Decorate the porch wall and fix the trim panel back properly
- Refit the living room carpet or lay a new covering
- Take out the loose plaster and refinish the chimney-breast wall and ceiling flush
- Monitor the bedroom two ceiling stain for any change

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

Kitchen & Bathroom

● Priority Repair

The gas cooker space is unoccupied and the cooker feed is uncapped, with the isolation valve turned off. Opening that valve would release gas immediately, so it should be capped off properly or a cooker connected.

What's likely required:

- Have the open gas cooker feed capped off by a Gas Safe registered engineer, or a cooker connected

Typical cost guidance: £100 – £150

● Routine Repair

The kitchen worktop behind the sink has delaminated and moves under pressure. It is taped over, which will not stop water reaching the joint.

The kitchen floor covering is cracked and torn, and the bathroom covering is poorly fitted with gaps and curled edges. Boxing behind the bathroom WC is missing, leaving pipework exposed.

What's likely required:

- Replace the delaminated worktop section, renew both floor coverings, and refit the boxing behind the WC

Typical cost guidance: £900 – £1,600

● Ongoing Maintenance / Improvement

The fitted kitchen is dated but serviceable. One wall above the units has been stripped and left unfinished, and the splashback and upstand tiling has been painted and is scuffed.

The bathroom is dated and functional, with holes in tiles where fixtures have been removed and water damage to the vanity unit edges. There is no mechanical extractor, though a fixed wall vent is present.

What's likely required:

- Make good and redecorate the stripped kitchen wall, and refresh the painted splashback tiling
- Refresh the bathroom as it stands, or replace it entirely — either is reasonable here

Typical cost guidance: Kitchen making good and redecoration: £400 – £700

Bathroom refresh, including tiling repairs: £700 – £1,200

Bathroom full replacement (optional alternative): £6,000 – £9,000

Kitchen full replacement (optional): £8,000 – £12,000

Mechanical extractor to the bathroom (optional): £200 – £350

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The boiler is in the WC behind the kitchen and appears sound. No issues were noted to the services beyond the cooker feed covered above.

What's likely required:

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

Typical cost guidance: £150 – £300

WC, Porch & Utility Areas

● Ongoing Maintenance / Improvement

The rear porch has expanding foam residue on the paintwork around the door.

The WC has untidy painted brickwork, a patch of mismatched paint where a cistern has been removed, and rough boxing to the pipework. The pantry under the stairs is similarly tired but sound.

What's likely required:

- Scrape back the foam residue and redecorate around the porch door
- Redecorate the WC and pantry, and tidy the pipe boxing

Typical cost guidance: £300 – £500

Grounds & Outbuildings

● Routine Repair

A section of rear fencing and the rear gates are dilapidated and past repair.

What's likely required:

- Replace the dilapidated rear fencing and gates

Typical cost guidance: £300 – £800

● Ongoing Maintenance / Improvement

Planting is overgrown to the front, side and rear, hedging has grown out to a couple of sides of the rear garden, and debris has accumulated towards the far end. The garden needs maintenance rather than repair.

Two sheds and a greenhouse at the end of the garden are run down — a broken glass panel, missing shed roof felt and similar. None of this affects the house; it is a question of how far a buyer wants to go in tidying, repairing or clearing them.

What's likely required:

- Cut back overgrown planting and hedging and clear garden debris
- Repair, replace or remove the sheds and greenhouse, depending on preference

Typical cost guidance: Garden clearance and cutting back: £300 – £500

Outbuildings — repair or clearance, depending on approach: £500 – £1,000

Practical Next Steps

- Have the open gas cooker feed capped off by a Gas Safe registered engineer, or connect a cooker.
- Replace the missing rear roof tile and deal with the slipped and broken tiles in the same visit.
- Replace the loose key barrel to the rear French doors and renew the conservatory mastic seal.
- Replace the delaminated worktop section, renew the kitchen and bathroom floor coverings, and refit the WC boxing.
- Replace the dilapidated rear fencing and gates.
- Plan redecoration throughout, and decide how far to take the kitchen, bathroom, garden and outbuildings.
- Confirm gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a sound house that has been lived in comfortably but not decorated or actively maintained for some years. The distinction matters: the fabric is in good order, and what a buyer takes on is mostly finish rather than repair.

The chimney-breast removal is the item most likely to give a buyer pause. The wall and ceiling are visibly not flush and the making good has been done poorly and papered over, but there is no sign of movement or distress beyond that — it reads as a job done cheaply rather than wrongly. Confirming that building regulations approval was obtained is a reasonable question to put through a solicitor.

The garden and outbuildings are similar in character: nothing is failing, but several years of deferred tidying have caught up. The outbuilding figures cover anything from patching up to clearing entirely, and should be treated as a choice rather than an obligation.

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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