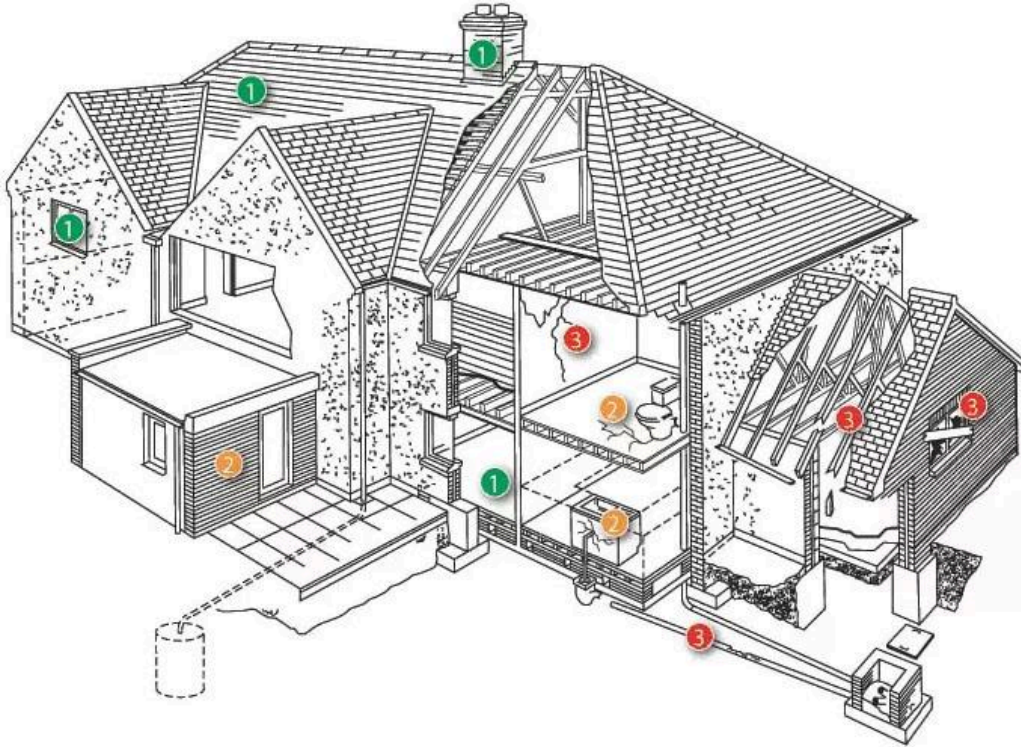


HomeCheckTM



HomeCheck Property Review

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

Property address: 2 Millwood View, S6 6FG

Date: 16 May 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 property appears to be in **average condition** overall, with the main points relating to localised rainwater repairs, minor external maintenance, and some limited internal damp / mould staining that appears more consistent with condensation and lack of airflow than a major underlying issue.

There are no obvious signs of structural movement noted from the accessible areas inspected. The property presents as a generally well-kept bungalow that would benefit mainly from early attention to rainwater goods and a number of straightforward maintenance items.

Summary of condition

● Structure

- No obvious signs of structural movement were noted.
- The main structure appears typical for a property of this type, with major elements appearing sound from the areas inspected.

● Priority Repair

- Dropped and unsupported section of front guttering
- Leaking gutter joint near the porch, with staining below

● Routine Repair

- Localised mortar loss and cracking to verge areas
- Cracked concrete sill beneath front bedroom window
- Moss build-up within rear roof valley
- Damp / mould within the porch area
- Localised mould / damp staining internally to corners and one bedroom wall
- Internal door adjustments needed to bedroom and lounge
- Kitchen shelf brackets require replacement
- External side / rear gate would benefit from sanding and redecoration
- Mould visible on grout and sealant in the shower enclosure

● Ongoing Maintenance / Improvement

- Minor cosmetic trims missing to front sill areas
- Small holes and marks to walls
- Redundant pipework within hallway cupboard
- Minor ceiling crack near loft hatch

Typical cost guidance

 Priority Repair: £100 – £300

(items best addressed early to prevent further deterioration)

 Routine Repair: £1200 – £2,100

(typical maintenance and repairs that can be planned over time)

 Ongoing Maintenance / Improvement: £110 – £250

(optional upgrades and general improvements depending on preference)

What this means

This is a generally well-presented bungalow with a number of minor and typical maintenance items rather than wider refurbishment needs. The main area to address early is the rainwater disposal, particularly the dropped gutter section and the leaking joint near the porch, as these are the items most likely to contribute to further moisture-related deterioration if left unattended.

Beyond that, the issues noted are mostly localised and manageable. Internal mould and staining appear limited, and are likely to reflect condensation, reduced airflow, or previous minor moisture exposure rather than anything more substantial.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Routine Repair

There are localised areas of missing and cracked mortar to verge details on more than one elevation. Local repointing would help reduce moisture exposure over time.

The rear roof valley has a build-up of moss and would be best cleared to avoid possible moisture ingress.

What's likely required:

- Rake out loose material where required
- Localised repointing to verge sections
- Clear moss from roof valley

Typical cost guidance: **£250 – £500**

Rainwater Goods (Gutters & Drainage)

● Priority Repair

Black plastic rainwater goods are fitted. Most sections appear serviceable, however one end section of guttering is unsupported and has dropped, making it likely to hold water and leak.

A separate gutter joint near the porch also appears to be leaking, with staining visible on the window sill below.

What's likely required:

- Support and realign dropped gutter section
- Repair leaking gutter joint
- Check discharge and falls to all nearby sections
- Make good any localised staining once leaks are resolved

Typical cost guidance: **£100 – £300**

External Walls

● Routine Repair

The external walls and general grounds appear neat and well kept. A lateral crack was noted to the concrete sill beneath the bedroom window to the right of the front door. The crack appears localised but would be worth filling or pointing to reduce the chance of water getting in.

What's likely required:

- Fill or point cracked sill

Typical cost guidance: **£100 – £200**

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property is fitted with brown wood-effect uPVC windows and doors, which appear to be in good condition throughout. There are two missing trim pieces to sill ends by the front door.

What's likely required:

- Replace missing trim pieces if desired for appearance

Typical cost guidance: **£10 - £50**

Services (Due Diligence)

● Ongoing Maintenance / Improvement

The garage houses the gas meter, electricity meter, consumer unit, and a combi boiler. The garage space itself appears dry and functional.

What's likely required:

- As part of the normal purchase process, confirm that appropriate electrical certification is available
- Standard gas checks would normally form part of the purchase process

Typical cost guidance: **No immediate cost anticipated**

Internal Condition

● Ongoing Maintenance / Improvement

There are signs of earlier plumbing alterations within cupboard spaces in the hallway, including redundant cut pipework and holes through finishes. This is not urgent, but could be removed and made good for a neater finish.

Elsewhere, there are a few minor decorative items including peeled wallpaper behind a radiator in the hall, small wall holes where fixings have been removed, and a small ceiling crack near the loft hatch.

What's likely required:

- Remove redundant pipe sections and make good surrounding finishes
- Fill small holes and minor ceiling crack as part of decoration

Typical cost guidance: **£100 – £200**

● Routine Repair

In the lounge and one bedroom, there are localised signs of damp staining and black mould near skirting level and corners, which appear limited and likely caused by reduced airflow and condensation.

One bedroom also shows light water staining at ceiling / upper wall level, which does not appear severe or obviously current.

Two internal doors are also catching and would benefit from minor trimming / adjustment.

There is some black mould on the wall surfaces and ceiling within the porch. If no active leak is found, this is likely caused by condensation and limited airflow within this enclosed space.

What's likely required:

- Rule out any localised rainwater ingress to the porch
- Clean affected mould / staining
- Redecorate localised areas
- Monitor for recurrence once occupied and heated normally
- Adjust or trim bedroom and lounge doors

Typical cost guidance: **£450 – £800**

Kitchen & Bathroom

Routine Repair

The kitchen appears relatively modern and in good condition overall, with no significant issues noted. A wall shelf near the sink is sagging and the brackets may need replacing.

In the shower room, the suite appears serviceable, with the extractor operating, but mould staining to grout and sealant and general cleaning are needed.

What's likely required:

- Replace shelf brackets
- Clean and treat mould to shower grout / sealant

Typical cost guidance: **£200 – £300**

Grounds & Outbuildings

Routine Repair

The front, side and rear external areas appear generally neat and maintained.

The timber access gate looks tired and would benefit from sanding and redecoration.

The garage appears dry and functional as a utility / storage space, with no obvious issue noted from the accessible areas.

What's likely required:

- Sand and redecorate external gate
- Continue routine maintenance to shrubs and external areas

Typical cost guidance: **£200 – £300**

Practical Next Steps

- Repair and support the affected guttering sections
 - Check the porch area once the cause of damp is resolved, then clean and treat moulded surfaces
 - Carry out local verge repointing and fill the cracked sill
 - Clean, redecorate, and monitor the limited internal damp / mould areas
 - Clear moss from the rear roof valley
 - Attend to the smaller joinery and decorative items as part of routine maintenance
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Practical Context

This property appears typical of a bungalow that has been kept in generally decent order, with the main issues being localised maintenance rather than major repair. Most items identified are relatively straightforward and can be approached in a planned way.

The key practical point is to deal with the rainwater defects first, as that gives the best chance of preventing any moisture issues from becoming more established over time.

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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