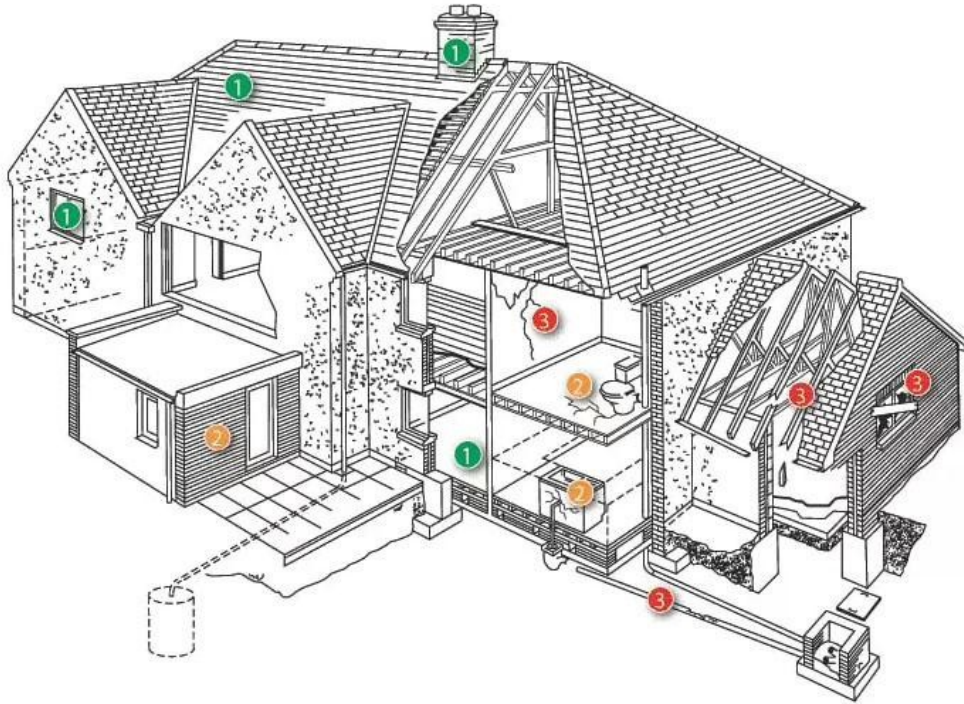


HomeCheck™



HomeCheck Property Review

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

Property address: 2 Walden Road, S2 3PJ

Date: 22 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 below-average condition for its age, and presents as a structurally sound property that has been let go decoratively over time.

The bulk of the findings are cosmetic and widespread rather than serious. Redecoration is needed throughout, and condensation-related mould is present in most rooms. Alongside this sits a scatter of genuine but modest repairs — slipped tiles, drainage to put right, failed window units, sealants and taps. None of it points to structural failure, or must be done all at once.

In practical terms this property needs sensible upkeep and a coordinated programme of redecoration and small repairs, rather than major structural work or a full refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted to the main house.
- A historic crack up to around 6mm is present to one wall of the rear outbuilding; it appears historic and is not clearly indicative of ongoing movement, but should be monitored.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Two roof tiles have slipped slightly — one sloping ridge tile to the front slope and one tile to the hip slope.
- A section of downpipe is missing above a hopper to the rear, causing water to splash onto the wall; the black plastic gutter to the rear kitchen extension has no downpipe fitted.
- The kitchen waste/drainage pipe to the side extension is cracked and UV-damaged and needs replacing; a waste-to-soil connection is taped rather than properly jointed.
- Pointing is missing to the lower eaves of the side extension, and dry verge is missing to both sides of that roof.
- Several double-glazed units have failed with internal condensation (utility room, kitchen top light, lounge top light) and need replacing.
- Sealant has failed to the kitchen worktop/tile junction behind the sink, and to several window reveals.
- Kitchen and bathroom taps are broken or non-functional and need attention.
- A double-glazed unit is smashed to the rear outbuilding.
- Foam ceiling tiles in bedroom two are a likely fire risk and should be removed.

● Ongoing Maintenance / Improvement

- Widespread redecoration is needed throughout — damaged and peeling wallpaper, unfinished plaster and paintwork, scuffs and unpainted filler across most rooms.
- Condensation-related black mould is present to sealant, reveals and localised wall/ceiling corners in most rooms.
- The front garden and hedge are overgrown and need cutting back and tidying.
- Minor items: an unfixed bath panel, broken hearth concrete, missing floor edging, a redundant open kitchen waste pipe to block up, and flaking eaves paintwork.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,600 – £4,400
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £3,300 – £7,600
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect, but the combined effect of extensive redecoration and a number of smaller repairs across the property. The house is structurally sound and does not present as a refurbishment project, but it has clearly not been maintained decoratively for some time.

The mould noted in most rooms is consistent with condensation rather than a building fault, and can usually be managed through ventilation, heating and redecoration once surfaces are made good. The repairs — slipped tiles, drainage, failed window units and sealants, and taps — are all routine and can be planned over time.

A buyer should expect to budget for a coordinated programme of redecoration and small repairs rather than isolated fixes, but nothing noted here calls for urgent or structural work.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The main roof is clay tile and appears original, in average condition for its age. One sloping ridge tile has slipped by around an inch to the front slope, and one tile has moved slightly to the hip slope. Both are best refitted before they move further.

The rear main slope is in keeping with the rest of the roof and appears sound; it was viewed as access allowed.

The side extension has a concrete tile roof which appears sound, but pointing is missing to the lower eaves on one side and dry verge is missing to both sides. The rear kitchen extension roof and its dry verge appear sound.

What's likely required:

- Refit or replace the two slipped tiles to the front and hip slopes
- Replace the missing pointing to the side extension eaves
- Replace the missing dry verge to both sides of the side extension roof

Typical cost guidance: £400 – £700

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The front elevation guttering and downpipe are cast iron and appear sound. To the rear, a section of downpipe roughly 500mm long is missing above a hopper, so water is splashing onto the wall rather than draining cleanly, and there is some rust to one downpipe. A plant is growing at one end of the rear guttering.

The black plastic gutter to the rear kitchen extension has no downpipe fitted and simply discharges at the corner of the property, with visible water staining where it runs onto the gate area.

At the side extension, a waste pipe running into the soil pipe is taped at the connection rather than properly jointed; there is no obvious leak, but it is not a reliable long-term solution. The kitchen drainage pipe here is cracked with sections missing where it has become UV-brittle, and an old redundant kitchen waste pipe ends open. The main soil stack appears sound.

What's likely required:

- Extend the rear downpipe down into the hopper
- Fit a downpipe to the rear kitchen extension gutter to carry water away from the property
- Replace the cracked, UV-damaged kitchen drainage pipe and renew the taped waste-to-soil connection properly
- Block up the redundant open kitchen waste pipe to prevent insect access
- Clear the plant growth from the rear gutter

Typical cost guidance: £500 – £800

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing to the front, side and rear all appear sound. The gas meter box, rear meter box and boiler flue all appear as expected.

The painted timber boards to the side extension eaves are flaking and would benefit from refinishing to preserve the timber; this is an appearance and upkeep matter rather than a repair.

What's likely required:

- Refinish the flaking eaves timber to the side extension to preserve it

Typical cost guidance: £150 – £300

Windows & External Joinery

● Routine Repair

The windows and doors throughout are white UPVC and are generally sound. However, several sealed units have failed with internal condensation and need replacing: one to the utility room, one small top light to the kitchen, and a slightly larger top light to the lounge.

Sealant is missing or failed to several window reveals internally, with condensation-related mould to the sealant in a number of rooms.

What's likely required:

- Replace the failed double-glazed units to the utility room, kitchen top light and lounge top light
- Renew the failed and missing sealant to window reveals

Typical cost guidance: £600 – £1,000

Internal Condition

● Routine Repair

In the kitchen the sealant between the worktop and tiles has come away in several places, particularly behind the sink, which risks water getting behind the units. The hot tap handle is missing and the tap is non-functional, so the tap is best replaced. The kitchen is a relatively recent but dated fitted arrangement and is otherwise functional.

In bedroom two, foam tiles are stuck to the ceiling. These are a likely fire risk and are best removed; the ceiling may need making good afterwards, and there are signs of condensation mould at one ceiling corner which may relate to the loft above.

What's likely required:

- Renew the failed worktop/tile sealant, particularly behind the sink
- Replace the kitchen tap
- Remove the foam ceiling tiles in bedroom two and make good the ceiling

Typical cost guidance: £500 – £800

● Ongoing Maintenance / Improvement

Decoratively the house is in average-to-poor condition throughout and needs a coordinated programme of redecoration. Common threads across the hallway, stairs, landing, lounge, utility room and all three bedrooms are damaged and peeling wallpaper, wallpaper missing in places, unfinished plaster and paintwork, filler left unpainted, and scuffs and minor plaster damage. Two rooms have no carpet, though gripper rods show they were previously carpeted.

Condensation-related black mould appears in most rooms — to skirting/wall junctions, window reveal sealant and localised wall and ceiling corners on external walls. In the utility room, loose wallpaper to the party and external walls suggests some damp behind, most likely condensation-related. The mould is consistent with condensation rather than a building fault and should improve once surfaces are made good and the rooms are ventilated and heated.

Minor items noted: the broken concrete where the hearthstone sits in the lounge needs levelling before recarpeting; bedroom three has laminate flooring with no scotia edging and paint damage to the radiator, door and architrave; the loft hatch timber and architrave on the landing are discoloured and would benefit from refinishing; the lounge alarm box is not powered and simply needs plugging in.

What's likely required:

- Plan a coordinated redecoration throughout — wallpaper, plaster making good, paintwork, and refinishing the discoloured loft hatch timber and architrave
- Treat and make good the condensation-related mould once rooms are ventilated and heated
- Level the broken hearth concrete before recarpeting; fit scotia edging to the bedroom three laminate where desired

Typical cost guidance: £3,000 – £7,000

Kitchen & Bathroom / WC

● Routine Repair

In the bathroom the basin taps are faulty — the cold tap does not appear to work and the hot tap is broken, with water coming out of the side of the tap rather than the head. The bath itself works fine, so this is specific to the basin. Black mould is present to the silicone and grouting around the bath/shower enclosure and to the window reveal sealant, and inside both fitted wall cupboards — all consistent with condensation in the room. A working extractor is present.

In the upstairs WC there are missing wall tiles behind the toilet, signs of water damage to the ceiling in one corner with mould down the adjacent wall, and black mould to the window sealant. There is no extractor, though with no bath or shower the moisture load is lower.

What's likely required:

- Repair or replace the bathroom basin taps
- Remove and renew the mouldy silicone to the bath/shower enclosure and window reveal, and clean the affected cupboards
- Refit the missing tiles behind the WC toilet and investigate and make good the WC ceiling water damage

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The bathroom is in average-to-poor decorative condition, with unfilled holes in the walls and paint on fixtures and fittings. The bath panel is stood in place rather than fixed, and the shower over the bath has a curtain rail but no curtain. The upstairs WC has self-adhesive floor tiles laid directly onto the floorboards to a poor standard and wallpaper peeling in several places.

These are appearance and finishing matters rather than functional faults.

What's likely required:

- Redecorate and make good the bathroom and WC as part of the wider programme
- Optional, aesthetic only: fix the bath panel in place and fit a shower curtain; relay the WC floor finish to a better standard

Typical cost guidance: No immediate cost anticipated

Services

● Ongoing Maintenance / Improvement

The gas boiler in the utility room cupboard appears sound, as do the boiler flue, gas meter and rear meter box. Nothing was noted requiring immediate attention.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Routine Repair

A driveway and garage sit to the rear. The garage appears functional, but there is water staining to the timbers supporting the roof. The timbers may have been reclaimed and reused, so the staining may pre-date their use here; some timber ends look as though they may be soft. This is worth checking to confirm the roof structure is sound.

There is a rear outbuilding of single-skin brick or block, rendered externally, overall in reasonable condition. One double-glazed unit is smashed and needs replacing, and a crack up to around 6mm runs through one wall, through which daylight is visible. The crack appears historic and may not indicate ongoing movement, but should be monitored.

What's likely required:

- Inspect the garage roof timbers to confirm they are sound and address any that prove soft
- Replace the smashed double-glazed unit to the outbuilding
- Monitor the outbuilding wall crack for any sign of ongoing movement

Typical cost guidance: £200 – £300

Timber repairs (if investigation confirms they are needed): from £300

● Ongoing Maintenance / Improvement

The front garden is fairly overgrown, with beds and lawn needing maintenance and a significantly overgrown front hedge (ownership of the hedge is unclear as between this property and the neighbour). Boundary walls and fencing, paths and steps all appear sound. The rear garden fencing and walls appear sound.

What's likely required:

- Cut back and tidy the front beds, lawn and hedge
- Ongoing garden maintenance only

Typical cost guidance: £150 – £300

Practical Next Steps

- Refit the two slipped roof tiles and renew the missing pointing and dry verge to the side extension roof.
- Put the rear drainage right — extend the downpipe into the hopper, fit a downpipe to the kitchen extension gutter, and replace the cracked kitchen drainage pipe.
- Replace the failed double-glazed units to the utility room, kitchen and lounge.
- Renew the failed sealant to the kitchen worktop and window reveals.
- Repair or replace the kitchen and bathroom taps.
- Remove the foam ceiling tiles in bedroom two and the smashed unit in the outbuilding.
- Check the garage roof timbers and monitor the outbuilding wall crack.
- Plan a coordinated redecoration throughout and make good the condensation-related mould.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a structurally sound semi-detached house that has been under-maintained decoratively rather than damaged. The great majority of the work is redecoration and making good, which a buyer can phase over time.

The mould noted in most rooms is characteristic of condensation in an older, under-ventilated property and is not, from the visible evidence, a sign of a building fault. It typically improves once surfaces are made good and the rooms are heated and ventilated normally. The failed window units, sealants, taps and drainage are all everyday repairs.

Overall the property needs a sensible, coordinated programme of upkeep and small repairs rather than significant structural work or a full refurbishment.

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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