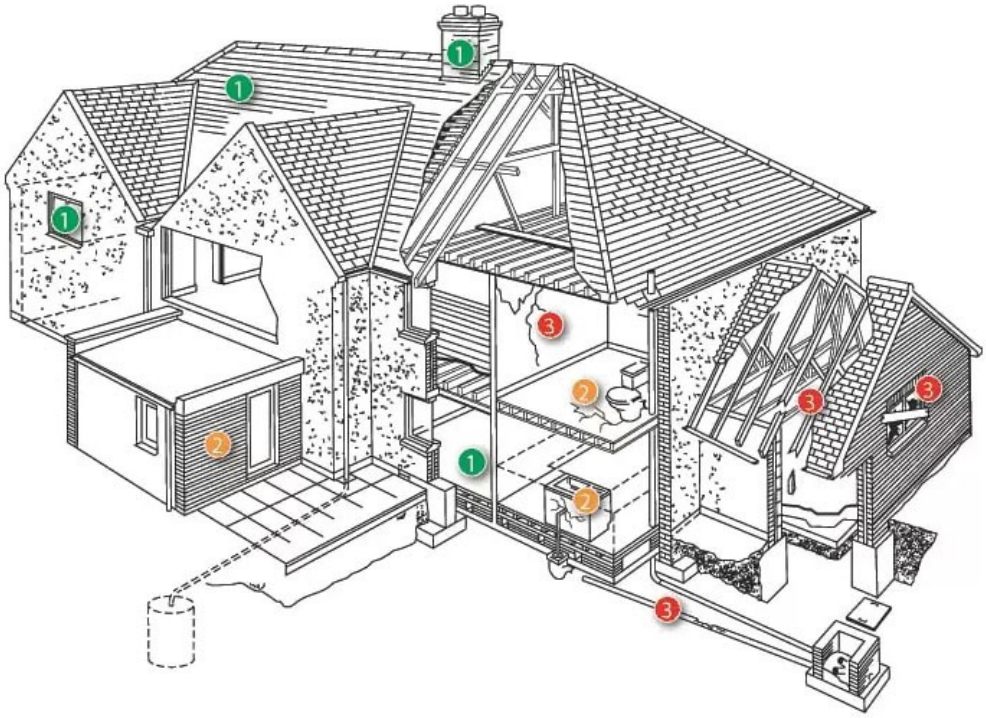
HomeCheck™



HomeCheck Property Review

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

Property address: 108 Cookson Road, S5 8LS

Date: 14 October 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 house is in good condition for its age, and presents well, with good decoration to the main rooms and a modern fitted kitchen.

The items noted are minor and localised. They are almost entirely cosmetic finishing points, with one small routine repair, and nothing needs addressing urgently.

The property calls for light finishing work and normal upkeep rather than repair.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted. Hairline plaster cracking in places is typical for a property of this age.

- **Priority Repair**
  - No priority repairs were noted

- **Routine Repair**
  - The bath and shower sealant has come away from the bath edge in places and is not watertight.

- **Ongoing Maintenance / Improvement**
  - Hairline plaster cracks in several areas, with one more noticeable diagonal crack in the third bedroom to monitor.
  - Small paint touch-ups, unfinished filler repairs and marked skirting in places.
  - No scotia to the living room flooring, loose and incomplete pipe boxing by the front door, and peeling tape beneath the bay sill.
  - The understairs cupboard is unrenovated, with loose plaster and torn wallpaper.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £100 – £150
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £900 – £1,700
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, a buyer could move in without any essential work beyond renewing the bath sealant. The roof, walls, windows and kitchen all appear sound, and the remaining items are small finishing jobs that could be grouped into a single handyman or decorating visit.

The hairline plaster cracks are typical for a property of this age and are not a concern in themselves. The diagonal crack in the third bedroom is worth monitoring over time, simply to confirm it is not widening or extending.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● **Ongoing Maintenance / Improvement**

The front and rear roof slopes, and the chimney brickwork and pointing, appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● **Ongoing Maintenance / Improvement**

The gutters and downpipes appear sound to all visible elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● **Ongoing Maintenance / Improvement**

The render appears sound to all visible 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

● **Ongoing Maintenance / Improvement**

The UPVC windows and doors appear sound throughout.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The house is in good decorative condition. Hairline plaster cracks are visible in the entrance, above the living room doorway on both sides, and on the stairs. A more noticeable diagonal crack runs up the wall above the radiator in the third bedroom; it does not appear to indicate structural movement, but is worth monitoring.

Smaller finishing points include a thinly painted area above the skirting in a living room alcove, unsanded filler repairs near the radiator in the second bedroom, and scuffs and yellow discolouration to skirting in the third bedroom. In the living room the flooring has no scotia, leaving visible gaps at the skirting, and black tape beneath the bay window sill is peeling away. The pipe boxing beside the front door is loose and stops short of the ceiling. All are appearance only.

The understairs cupboard is unrenovated, with plaster falling from the underside of the stairs, torn wallpaper and no floor covering. It is usable as a coat store as it stands.

What's likely required:

- Fill hairline cracks and touch up paintwork, filler repairs and marked skirting
- Monitor the diagonal crack in the third bedroom over time
- Fit scotia to the living room flooring, refix and complete the pipe boxing, and remove the tape beneath the bay sill if possible
- Make good and decorate the understairs cupboard if desired

Typical cost guidance: Decorating and joinery: £450 – £800

Understairs cupboard (if desired): £300 – £600

Kitchen & Bathroom

● Routine Repair

The kitchen is modern and appears recently fitted, with no visible issues.

In the downstairs bathroom, the sealant to the bath and shower enclosure has come away from the bath edge in a couple of places, so is no longer watertight.

What's likely required:

- Remove and renew the bath and shower sealant

Typical cost guidance: £100 – £150

Services

● Ongoing Maintenance / Improvement

The boiler, consumer unit and gas and electricity meters appear visually sound.

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 & External Areas

● Ongoing Maintenance / Improvement

The grounds are mainly hard standing, and the fencing and hedges to the boundaries appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Renew the bath and shower sealant.
- Monitor the diagonal crack above the radiator in the third bedroom over time.
- Fill hairline cracks and touch up paintwork, filler repairs and skirting as desired.
- Fit scotia to the living room flooring, refix and complete the pipe boxing by the front door, and remove the tape beneath the bay sill.
- Make good the understairs cupboard if the space is wanted for more than storage.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

Externally the property presents in sound condition, with no visible issues to the roof, chimney, render, gutters or windows. Inside, the main rooms and kitchen are in good order.

Hairline plaster cracking is common in houses of this age and usually relates to the plaster rather than the structure. Overall, the property needs only light finishing work and normal ongoing maintenance.

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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