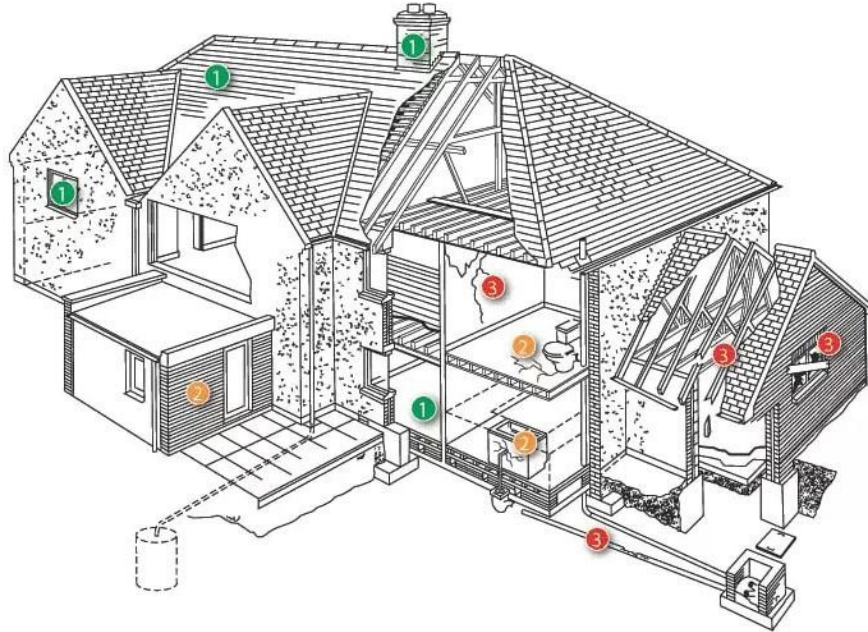


HomeCheck™



HomeCheck Property Review

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

Property address: 18 Colver Road, S2 4UP

Date: 9 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 mid-terrace house is in good condition for its age, and presents as a well-maintained Sheffield terrace throughout.

The items identified are minor, localised and largely cosmetic. Nothing points to a structural problem, and the small number of genuine repairs are straightforward and can be planned at the buyer's convenience rather than addressed immediately.

In practical terms the property needs sensible ongoing maintenance rather than any repair or refurbishment work of substance.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.
- Joist repair and replacement has previously been carried out to the front of the cellar, and the repaired area appears sound.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The painted plaster sill to the kitchen window reveal behind the sink is damaged and peeling.
- The shower door frame in the first-floor shower room has movement where it meets the window wall.
- The double-glazed unit above the front door may have blown, though the privacy glass makes this difficult to confirm.
- The extractor in the first-floor shower room did not appear to be running at the time of inspection.

● Ongoing Maintenance / Improvement

- White water staining is visible to the front brickwork, indicating the guttering has leaked at some point; active leakage was not confirmed during dry weather.
- Frost damage has taken the finished face off some bricks to the upper half of the first floor. This is surface-level only and does not affect the weathertightness or structure of the wall.
- Water staining is visible to the passageway ceiling and wall between 16 and 18, appearing historic; active leakage was not confirmed.
- A couple of cracked floor tiles are present in the kitchen.
- No sills are fitted to the internal window reveals of either first-floor bedroom, with paintwork damage from self-adhesive fixings.
- Minor paint peeling is present around a socket in the rear first-floor bedroom.
- Minor plaster damage is present to the second-floor stairway where a bannister fixing has been replaced.
- Minor paint scuffing is present to a lower purlin in the front second-floor room.
- The cellar is untanked and drier than average for a Sheffield terrace, with very minor white mould and damp to the ends of several original joists.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £200 – £550
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £550 – £1,250
(optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a property of this age and type. The house has clearly been maintained over time, and it presents well throughout, particularly internally.

The key point for a buyer is that there is no single major defect here, and nothing that points towards refurbishment. The one thing genuinely worth establishing is whether the front guttering still leaks, and that is answered by watching it during rainfall rather than by opening anything up.

The frost-damaged brick faces and the staining they sit alongside are the most visible items on the elevation, but neither calls for work. They are surface matters, and any attention paid to them is a question of appearance and buyer preference, not of protecting the building.

Beyond the gutter question, what remains is a short list of small planned repairs and a longer list of cosmetic touch-ups that can be picked up at leisure.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The front and rear roof slopes appear in good condition, with no visible issues to the coverings or the ridge.

The chimney stack above roof level appears sound, with brickwork and pointing in good order.

The kitchen offshoot roof also appears sound.

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 original timber box guttering has been replaced with a plastic system. The guttering and downpipes to both front and rear appear sound.

White water staining to the front brickwork indicates the guttering has leaked at some point. As the inspection was not during rainfall, active leakage was not confirmed.

The soil pipe and the visible drainage from the kitchen and bathroom appear sound.

What's likely required:

- Observe the front guttering during rainfall
- Clear or reseal the local joint if active leakage is observed

Typical cost guidance: No immediate cost anticipated

Localised gutter repair (if required): £100 – £400

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing are in acceptable condition for the age of the property. The rear brickwork and pointing appear sound, and the passageway between 16 and 18 generally appears sound.

To the upper half of the first floor, frost damage has taken the finished face off a number of bricks. This is surface-level only. It does not affect the weathertightness or the structure of the wall, and no repair is anticipated.

The bricks in this area also carry the water staining described above. Both the staining and the weathered brick faces are matters of appearance only.

What's likely required:

- No works required
- Optional, aesthetic only: clean down the stained brickwork
- Optional, aesthetic only: refinish or replace the frost-damaged brick faces

Typical cost guidance: No immediate cost anticipated

Optional aesthetic work only: no cost allowance included within this report

Windows & External Joinery

● Routine Repair

The windows and external doors are white uPVC throughout and generally appear sound.

The double-glazed unit above the front door may have blown. The glass is obscured for privacy, which makes it difficult to confirm whether the appearance is misting or the intended finish.

What's likely required:

- Confirm whether the unit above the front door has failed
- Replace the sealed unit if failure is confirmed

Typical cost guidance: No immediate cost anticipated

Replacement sealed unit (if confirmed): £250 – £500

Internal Condition

● Ongoing Maintenance / Improvement

The living room, dining room, staircase, first-floor landing and all four bedrooms are in good decorative condition, with no visible issues of note.

Neither first-floor bedroom has a sill fitted to the internal window reveal, and self-adhesive fixings have caused minor paintwork damage to both. There is also minor paint peeling around a socket in the rear bedroom.

Minor plaster damage is present to the second-floor stairway where a bannister fixing has been replaced, and minor paint scuffing is present to a lower purlin in the front second-floor room.

Water staining is visible to the ceiling and wall of the passageway between 16 and 18. It appears likely to relate to a historic leak from the bathroom above, either at 18 or 20. No internal evidence of ongoing water entry was seen.

The cellar is an untanked original Sheffield cellar, drier than average, ventilated and heated, and usable as dry storage. Joist repair and replacement has been carried out to the front of the property. Very minor white mould and damp are visible to the ends of several original joists, which is typical for a cellar of this type.

What's likely required:

- Monitor the passageway staining and the cellar joist ends over time
- Fit sills to the first-floor bedroom window reveals if desired
- Localised filling and paint touch-ups to the bedrooms, stairway and purlin as desired

Typical cost guidance: £300 – £700

Kitchen & Bathroom

● Routine Repair

The painted plaster sill to the kitchen window reveal behind the sink is damaged and has peeled away, consistent with dampness or condensation in that position.

In the first-floor shower room the shower door frame has movement where it meets the window wall.

The extractor in the first-floor shower room is fitted but did not appear to be running at the time of inspection.

What's likely required:

- Fit a uPVC sill to the kitchen window reveal in place of the painted plaster
- Refix and secure the shower door frame
- Confirm the first-floor extractor is operating correctly

Typical cost guidance: £200 – £550

● Ongoing Maintenance / Improvement

A couple of cracked floor tiles are present in the kitchen. They are not causing any issue and are an aesthetic point only.

The kitchen and dining room are otherwise in good decorative condition.

The second-floor shower room comprises a walk-in mixer shower, WC, basin and towel radiator, with no visible issues. The extractor in this room was confirmed working.

What's likely required:

- Replace the cracked kitchen floor tiles if desired

Typical cost guidance: £100 – £200

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The electricity meter, consumer unit and gas meter are located in the cellar and appear visually sound.

The property has radiators throughout, including one in the cellar.

What's likely required:

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

Typical cost guidance: £150 – £350

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front yard, path, steps, walls, fencing, boundaries and planting all appear sound.

The rear garden, paths, walls, fencing and boundaries all appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Observe the front guttering during rainfall and reseal locally if active leakage is seen.
- Fit a uPVC sill to the kitchen window reveal behind the sink.
- Refix the loose shower door frame in the first-floor shower room.
- Confirm whether the first-floor shower room extractor is working.
- Confirm whether the double-glazed unit above the front door has failed, and replace if so.
- Monitor the passageway staining and the cellar joist ends over time.
- Complete small cosmetic touch-ups to the bedrooms, stairway and purlin as desired.
- Clean the stained brickwork and refinish the weathered brick faces if desired, purely for appearance.
- Confirm gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield mid-terrace, but it presents better than average, particularly in its internal decorative condition and in the cellar.

The weathered brick faces at first-floor level are a surface matter. The finished face of a brick spalling away after a hard frost is common on the more exposed upper courses of properties of this age, and it does not open a path for water or weaken the wall. Leaving them alone changes nothing, which is why no repair is put forward here. The same applies to the staining on the brickwork: once a gutter has been made watertight, the mark simply remains until it is washed off, and washing it off is a matter of appearance.

What is worth doing is watching the front guttering in wet weather. If it runs clean, the elevation needs nothing at all. If it drips, a local reseal is a small job.

The cellar is untanked, as almost all Sheffield cellars of this age are. It is ventilated, heated and drier than average, the joist repairs already carried out appear sound, and the very minor mould and damp to the ends of a few original joists is typical and does not call for further work beyond keeping an eye on it. Overall, the property appears to need a modest amount of sensible upkeep rather than any significant repair or 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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