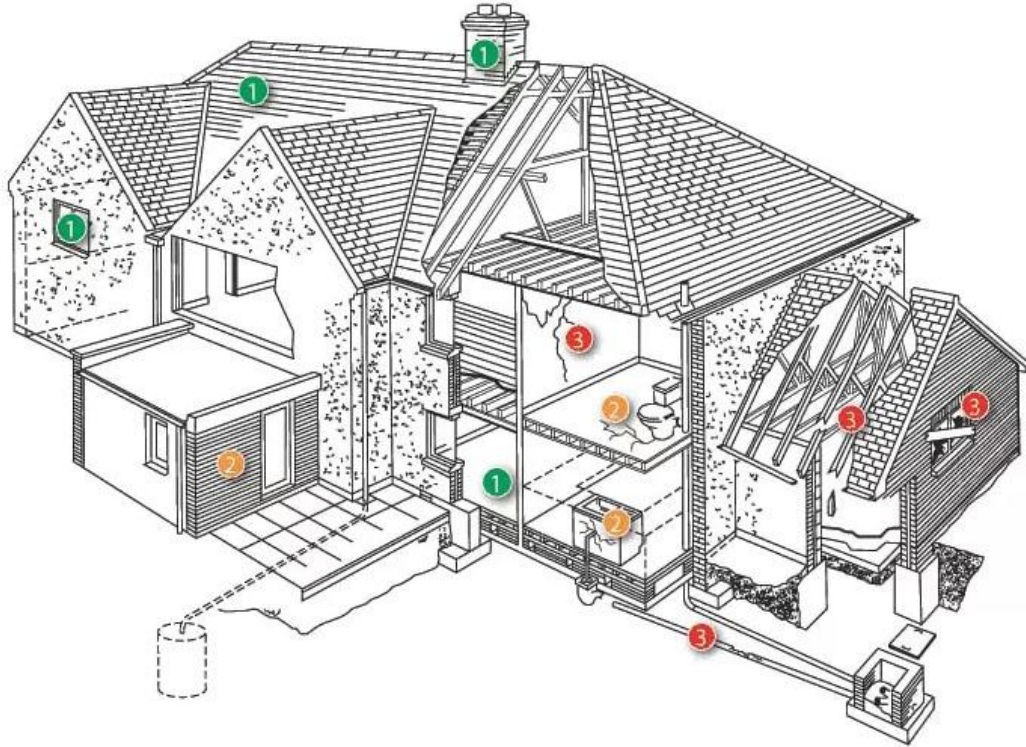


HomeCheckTM



HomeCheck Property Review

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

Property address: 14 Greenock Street, S6 4NB

Date: 04 June 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** for its age, with a generally good standard of upkeep internally and a modest number of mainly localised maintenance items externally.

The house presents as a cared-for mid-terrace with a modern main roof, sound brickwork, generally good internal decorative condition, and no obvious signs of significant structural concern from the areas inspected. The main issues noted relate to localised damp to the rear kitchen extension wall, timber weathering to the front door frame, failed glazing to the attic roof windows, and a number of smaller sealant and finishing items.

Summary of condition

● Structure

- No obvious signs of structural movement are noted.
- The main structure appears sound overall from the areas inspected.

● Priority Repair

- Localised damp is visible to the rear kitchen extension / ginnel-side area.
- The damp appears associated with a drip from the adjoining neighbour's guttering where it abuts the property guttering.
- The end wall of the kitchen extension has cracked and missing render.
- There is missing mortar to the bedding of ridge tiles at the extension roof end, with missing render immediately below.

● Routine Repair

- The timber front door and frame are in average condition, with weathering and rot to the sill and lower frame sections.
- Small isolated areas of mortar below the front ground floor window are loose or missing.
- Some isolated pointing is loose or missing within the passageway.
- Sealant is missing in small areas to the kitchen worktop / tiled wall junction.
- The bath sealant is detached in places with mould staining.
- Minor water marking is visible on the bathroom wall corner near the bath panel / shower screen area.
- Condensation is visible within the double-glazed units to the two roof windows.

● Ongoing Maintenance / Improvement

- Very minor black mould is visible to the rear door reveal.
 - Very minor black speckling is visible to the bedroom two window sealant.
 - The bathroom has no extractor fan.
 - Very minor hairline cracking is visible to wall-ceiling junctions in the attic room.
 - Minor scuffs and paint chips are visible to walls and timberwork around the stairwell to the attic.
 - The cellar shows the usual signs of damp for this type of property, although it appears drier than average for a Sheffield cellar.
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Typical Cost Guidance

● Priority Repair: £350 – £700

(items best addressed early to prevent further deterioration)

● Routine Repair: £1,000 – £2,000

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

● Ongoing Maintenance / Improvement: £400 – £650+

(optional upgrades and general improvements depending on preference)

What this means

In practical terms, this appears to be a well-kept property that would mainly benefit from a **modest amount of planned repair**, rather than broad refurbishment.

The more important items are localised and relate mainly to keeping water out at the rear extension and dealing with a small number of joinery and glazing issues before they worsen. Aside from that, most of what was noted is typical for a property of this age and can be approached as ongoing or routine upkeep.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance

The main roof covering appears newer than the property and is noted as being in good condition to both front and rear. No issues were noted with the main roof areas inspected.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Rainwater Goods (Gutters & Drainage)

● Priority Repair

The rainwater goods appear sound overall.

At the rear junction with the neighbouring property, the two gutter runs meet but do not connect. Dripping is visible from the end joint to the neighbour's guttering, with localised damp visible to the rear kitchen extension wall below.

What's likely required:

- Neighbouring gutter end joint to be repaired and properly sealed
- Once the leak source has been resolved, check the affected wall area again to confirm whether it dries out as expected

Typical cost guidance: **£150 – £300**

External Walls

● Priority Repair

To the rear, the render is generally in acceptable condition, but the end wall of the kitchen extension has localised cracking, previous patching, and some missing render. Together with missing mortar at the ridge end above, this creates a small area where water ingress could occur.

What's likely required:

- Localised repair to cracked / missing render at the kitchen extension end wall
- Make good the missing mortar to the extension roof edge / ridge end detail

Typical cost guidance: **£200 – £400**

● Routine Repair

The front brickwork and pointing appear sound overall with minor isolated mortar loss visible below the front window and within the passageway.

What's likely required:

- Carry out small isolated repointing repairs where mortar is loose or missing

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

Windows & External Joinery

● Routine Repair

The windows are white UPVC and appear sound overall. The front timber door and frame are in average condition, but there is notable weathering and localised timber decay to the sill and lower frame sections, with some rot already present. The rear timber door and frame appear sound.

What's likely required:

- Localised timber repairs to the front door frame and sill, or partial replacement if preferred
- Prepare and redecorate affected timber

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

Internal Condition

● Routine Repair

The internal decorative condition is generally good throughout.

Minor hairline cracking is visible at wall-ceiling junctions to the attic, and there are minor scuffs to walls and timberwork around the attic stairwell.

Condensation is visible within the two roof windows, indicating failed double-glazed units.

What's likely required:

- Carry out minor filling and redecoration where desired
- Replace failed double-glazed units to the Velux windows

Typical cost guidance: **£500 – £1,200**

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The gas boiler appears serviceable on visual inspection, and the consumer unit, electricity meter and gas meter appear relatively modern.

As with any purchase, routine confirmation of testing and certification is sensible.

What's likely required:

- Obtain the usual boiler servicing and gas safety information
- Confirm standard electrical certification

Typical cost guidance: **£200 – £350**

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and appears in good condition overall, with localised areas of missing sealant between worktop and tiles.

The bathroom is in average condition, with the main issues limited to detached bath sealant, and minor water marking to the wall corner beneath the shower screen area.

What's likely required:

- Seal junction between worktop and tiled splashback
- Renew bath sealant
- Check the shower screen for minor leakage during normal use
- Make good the wall corner damage locally if required

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

● Ongoing Maintenance / Improvement

There is no extractor fan fitted to the bathroom (although no active damp issue was noted).

What's likely required:

- Consider adding extraction to the bathroom

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

Grounds & External Areas

● Ongoing Maintenance / Improvement

The external areas are all reasonably well maintained and in acceptable condition, with no specific repair items noted beyond normal upkeep.

What's likely required:

- No immediate works required
- Ongoing maintenance only

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

Practical Next Steps

- Deal with the localised rear gutter / water discharge issue affecting the kitchen extension wall
 - Repair the cracked / missing render and mortar detail at the rear kitchen extension end
 - Repair or partly renew decayed timber to the front door frame and sill
 - Renew failed sealants in the kitchen and bathroom
 - Replace the failed double-glazed units to the Velux roof windows
 - Obtain the usual gas and electrical checks as part of the purchase process
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Practical Context

This appears to be a typical Sheffield terrace that has been kept in a **better than average** decorative standard internally, with only a limited number of repairs standing out from the inspection notes. The main roof and much of the general fabric appear to have been well maintained.

The key point is that the work identified is mostly localised. Addressing the rear extension moisture-related items early should help keep the rest of the property performing as expected, while the remaining items can be treated as manageable 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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