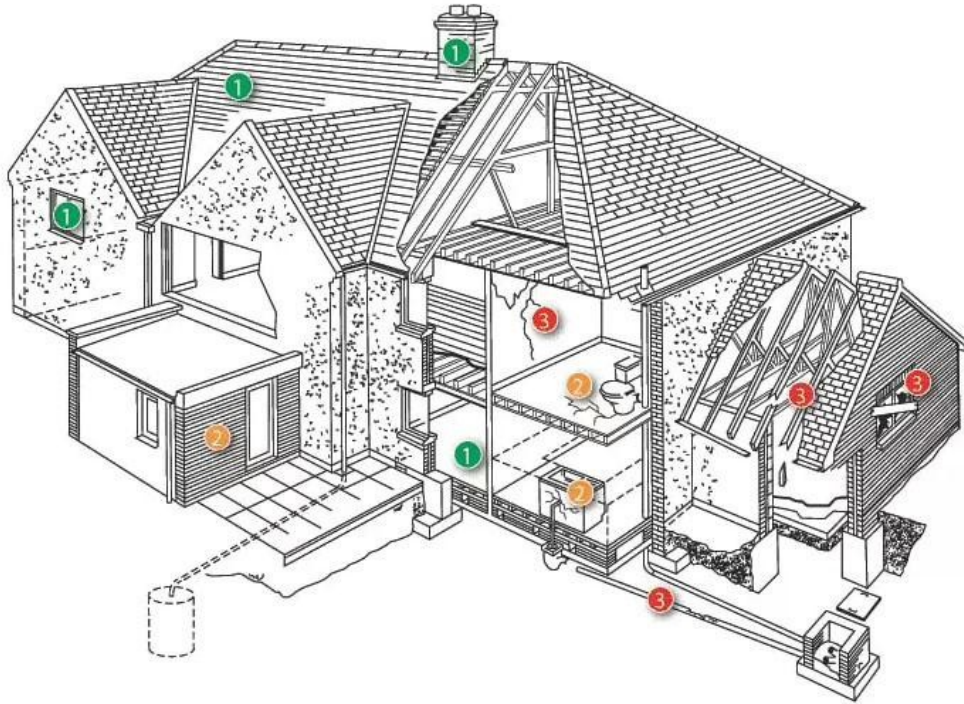


HomeCheck™



HomeCheck Property Review

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

Property address: 10 Exley Avenue, S6 2WH

Date: 28 August 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 and largely cosmetic. They relate mainly to failed sealant in the kitchen, a missing decking step to the rear garden, some condensation-related marking and mould to window sealants, and a small amount of localised making good — all typical of a property of this age and none pointing to significant repair.

In practical terms the property needs sensible ongoing upkeep rather than any major work, with only a couple of small planned repairs to attend to.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Failed sealant to the kitchen worktop/tile junction, with some mould and localised lifting.
- At least one decking step is missing to the rear garden, leaving an oversized step up.

● Ongoing Maintenance / Improvement

- The rear bathroom soil pipe is UV-weathered but appears sound and is not leaking.
- Minor cosmetic paintwork blemishes, including filled areas not refinished before painting, in several rooms.
- Condensation-related mould to window sealants in the front bedroom, bathroom and attic dormer.
- Localised paint flaking to ceilings and mould to bathroom ceiling around the shower.
- Unfinished plasterwork around the boiler and to the attic chimney breast, and a broken hearth tile to the front room.
- Damp staining and efflorescence to the attic chimney breast; the vendor advises the roof replacement has resolved the source and the plaster will be made good before marketing.
- Typical below-ground dampness to the cellar, consistent with an untanked Sheffield terrace.

Typical Cost Guidance

● Priority Repair: None noted

(items best addressed early to prevent further deterioration)

● Routine Repair: £250 – £500

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

● Ongoing Maintenance / Improvement: £400 – £700

(optional upgrades and general improvements depending on preference)

What This Means

The key point is that this property does not present as a repair or refurbishment project. The great majority of what was noted is cosmetic or optional, and typical for a Sheffield terrace of this age.

The clearest practical items are the failed kitchen sealant and the missing decking step, both small jobs. The condensation-related marks, minor making good and the cellar dampness are matters of ordinary upkeep and ventilation rather than repair, and the attic damp is reported by the vendor to be resolved at source with making good to follow.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The roof is relatively new and appears in sound condition to both front and rear slopes. The chimney breast brickwork and pointing appear sound.

The vendor advises the roof has been replaced, which has resolved a previous leak affecting the attic (see Internal Condition).

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 black plastic guttering and downpipes appear sound to front and rear.

The rear bathroom soil pipe is noticeably UV-weathered to a light grey, but appears sound and shows no sign of leakage. It is worth keeping an eye on over time.

What's likely required:

- No immediate works required
- Monitor the weathered soil pipe over time

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound to the chimney breasts and to the front and rear 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 white UPVC windows and doors to front and rear all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The property is in good decorative condition throughout. The ground floor front room has a single broken tile to the hearth, and there are minor cosmetic paintwork blemishes in several rooms where filled areas have not been refinished before repainting.

There is condensation-related mould to the window sealants in the front bedroom, bathroom and attic dormer, minor paint flaking to some ceilings, and mould to the bathroom ceiling around the shower. There is unfinished plasterwork around the second-floor boiler.

In the attic room, plaster is missing around one chimney breast on the sloping underside of the roof, with damp staining and efflorescence to the ceiling in that area. The vendor advises the roof replacement has resolved the source of the leak and that the plaster will be made good before the property is marketed.

What's likely required:

- Minor filling and paint touch-ups where desired
- Renew mould-affected window sealants and clean the bathroom ceiling
- Complete making good to the boiler surround and attic chimney breast once dry

Typical cost guidance: £300 – £500

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and appears in sound condition overall. The sealant to the worktop/tile junction has failed in places, with black mould and some localised lifting.

The bathroom comprises bath, walk-in shower, WC and basin and is in good decorative condition, with the sealant and ceiling mould noted under Internal Condition.

What's likely required:

- Rake out and renew the failed kitchen worktop/tile sealant

Typical cost guidance: £150 – £300

Services

● Ongoing Maintenance / Improvement

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

What's likely required:

- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Routine Repair

The front yard is concrete-paved with sound surrounding brick walls. To the rear, the garden is terraced, rising from the property through paving, steps, raised beds and decking to a top gravel area, with brick, stone and fenced boundaries all appearing sound.

At least one of the lower decking steps up to the top area is missing, leaving an oversized step up which is worth replacing.

A cellar store used for storage is in poor decorative condition with age-related paint flaking, but is otherwise sound. The cellar shows typical below-ground dampness for an untanked Sheffield terrace, with visible ground-floor joists appearing sound and no evidence of mould.

What's likely required:

- Replace the missing decking step to the rear garden

Typical cost guidance: £100 – £200

Practical Next Steps

- Rake out and renew the failed kitchen worktop/tile sealant.
- Replace the missing decking step to the rear garden.
- Renew mould-affected window sealants and clean the bathroom ceiling.
- Complete minor cosmetic filling and paint touch-ups where desired.
- Confirm the vendor's making good to the attic chimney breast once the plaster is dry.
- Carry out standard gas and electrical checks as part of normal purchase due diligence.

Practical Context

This is a typical Sheffield mid-terrace that presents well and in good decorative order throughout. With a relatively new roof and modern kitchen, the fabric is sound and the work noted is modest.

The cellar dampness is consistent with an untanked below-ground space and needs no action, and the condensation-related marks around windows and ceilings are common in properties of this type and best managed through ventilation and routine upkeep. The attic damp is reported by the vendor to be resolved at source, and the buyer should confirm the making good has been completed before purchase.

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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