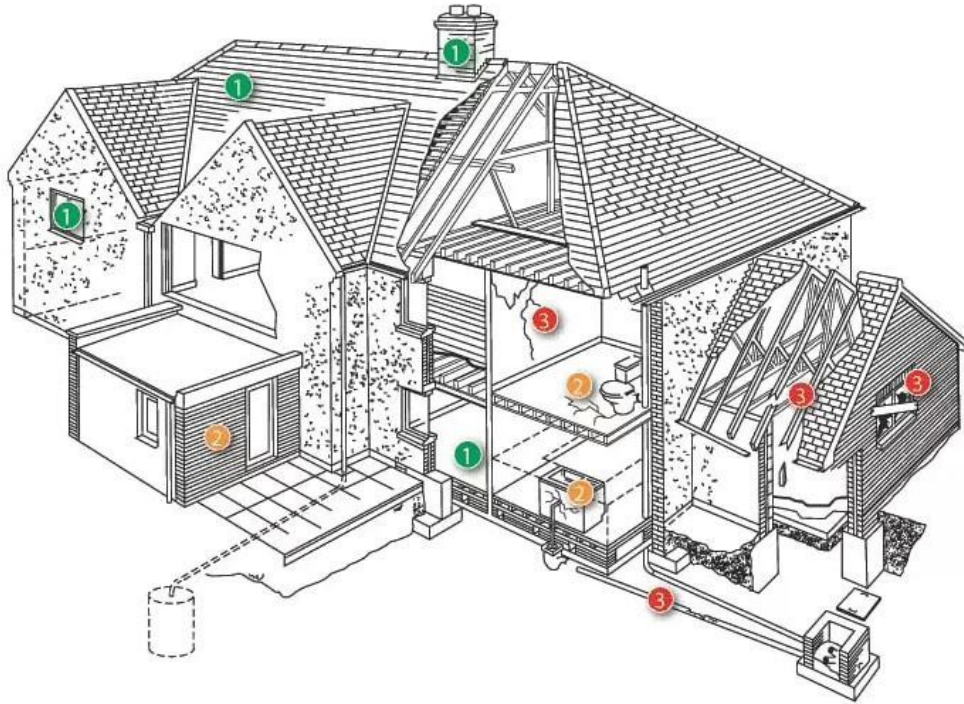


HomeCheck™



HomeCheck Property Review

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

Property address: 91 Industry Street, S6 2WU

Date: 7 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 stone house is in below-average condition for its age, and presents as a sound but tired property that has seen little work beyond basic modernisation.

The findings are extensive but mostly decorative and manageable. There is active low-level damp across the front of the house, a dated kitchen and bathroom, poor decorative order throughout, and areas of fire-risk polystyrene lining to remove. Structurally the house appears sound and the issues are the kind that can be worked through room by room rather than pointing to major repair.

In practical terms this is best considered a refurbishment project: the house is livable but would need a full programme of renovation and redecoration to bring it up to modern standard.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted; the house appears structurally sound.

● Priority Repair

- Active low-level damp and black mould are present across the front of the ground floor and to the front wall of bedroom one.
- The living room lighting is faulty, with loose wiring likely at the switch.

● Routine Repair

- The stone front and brick rear have been shallowly repointed in cement mortar, and some of it has dropped out.
- Fire-risk polystyrene ceiling tiles, wall lining and backed wallpaper are present to several rooms and the stairs.
- Shower/bath sealant is failing with black mould, and the bathroom vinyl floor tiles are lifting.

● Ongoing Maintenance / Improvement

- The property is dated throughout and in poor decorative order, needing full redecoration.
- The rear garden is overgrown, the pond untended and the rear yard cluttered with stored materials.
- The kitchen and bathroom are functional but dated and likely to be replaced by choice.
- The cellar shows typical below-ground damp; the lath-and-plaster ceiling prevents inspection of the floor joists.

Typical Cost Guidance

- **Priority Repair:** £2,200 – £4,400
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,500 – £4,500
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £5,000 – £9,000+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not a single serious defect but the sheer breadth of work: the house is sound and modernised in its services, but almost every room needs damp attention, redecoration or replacement finishes. A buyer should expect a coordinated renovation rather than a handful of isolated fixes.

None of it is alarming for a property of this age and type. The damp is contained to the low level at the front and is the one item to address at the source before redecorating. The kitchen, bathroom and general decoration are matters of preference and budget rather than urgency, and the structure itself gives no cause for concern.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The slate roof appears sound to both front and rear. A number of slates and tiles have been replaced over time, but there are no visible issues and the covering appears to be doing its job.

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 guttering and downpipes appear sound to front and rear, as do the visible drainage and soil pipe.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The stone front and brick rear both appear sound. Both elevations have been repointed in cement mortar at some point, but the joints were not raked out deeply beforehand, so the pointing is shallow and has dropped out in places. Both will want repointing in time — the stone front in lime mortar — though this is not urgent.

At the top of the front elevation, beneath the bargeboard, there is a gap in the mortar with signs of nesting birds.

What's likely required:

- Repoint the shallow and open joints to front and rear as a planned job, using lime mortar to the stone front
- Close the gap beneath the bargeboard (a fixed nest box is an option if the birds are to be kept)

Typical cost guidance: £1,500 – £3,000

Windows & External Joinery

● Ongoing Maintenance / Improvement

The property has UPVC double glazing throughout and composite doors front and rear, all of which appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Priority Repair

There is active low-level damp across the front of the ground floor, worst in the living room, with black mould, lifting wallpaper, peeling plaster and a loose section of skirting to the front door reveal where the plaster behind has largely gone. It is contained to roughly the lowest metre but extends across the front and down the side walls as far as the chimney breast. Similar damp and black mould are present to the front wall of bedroom one.

The source should be identified and dealt with before any internal making good, otherwise the problem will return.

What's likely required:

- Investigate and address the damp source at the front of the house
- Hack off and replaster the affected low-level areas once the source is resolved

Typical cost guidance: £2,000 – £4,000

● Routine Repair

Polystyrene ceiling tiles are present to the living room and stairway, polystyrene-backed wallpaper to the second-floor stairs, and a thick polystyrene lining to the attic room walls and ceiling. These are best removed on fire-safety grounds.

What's likely required:

- Remove the polystyrene tiles, backing and attic lining throughout

Typical cost guidance: £500 – £1,000

● Ongoing Maintenance / Improvement

The house is in poor decorative order throughout — worn and lifting wallpaper, scuffs, general dirt and no floor coverings in most rooms. The attic room plaster is uneven and patchy and would need refinishing once the lining is removed; a redundant airing cupboard there could be taken out if desired. There is a small area of surface mould to bedroom one floorboards, consistent with an old spill rather than anything active.

The whole house realistically needs replastering where required and full redecoration.

What's likely required:

- Replaster where needed and redecorate throughout
- Renew floor coverings
- Remove the redundant attic airing cupboard if desired

Typical cost guidance: £4,000 – £7,000

Kitchen & Bathroom

● Routine Repair

In the bathroom the sealant to the bath and shower enclosure has black mould and the vinyl floor tiles are lifting. Both are straightforward to put right.

In the kitchen the plaster where the cooker previously sat has popped off at floor level, having been damp at some point, which is likely indicative of the wall behind the units.

What's likely required:

- Renew the bath and shower sealant and refix or replace the bathroom floor covering
- Make good the loose kitchen plaster once the wall is confirmed dry

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

Both the kitchen and bathroom are functional but dated. The fittings work, but a new owner is likely to replace them by choice. There are damp signs to the kitchen and bathroom rear walls that are consistent with the wider low-level damp picture and should be considered alongside it.

What's likely required:

- Replace the kitchen and bathroom in due course if desired

Typical cost guidance: Optional kitchen replacement: £10,000 – £15,000+

Optional bathroom replacement: £6,000 – £10,000+

Services

● Priority Repair

The living room lighting is faulty — the switch is in the kitchen, and it flickers on and off, pointing to loose wiring at the switch that should be made safe.

What's likely required:

- Have the faulty living room lighting circuit checked and made safe by an electrician

Typical cost guidance: £200 – £400

● Ongoing Maintenance / Improvement

The property has a combi boiler, gas central heating and UPVC glazing; the boiler appears visually sound and the gas meter, electricity meter and consumer unit in the cellar appear sound. There is no radiator in the attic room, though the rest of the house is heated.

What's likely required:

- Carry out standard gas and electrical safety checks as part of the purchase
- Add a radiator to the attic room if the space is to be heated (optional)

Typical cost guidance: Standard gas and electrical safety checks: £150 – £300

Optional attic radiator: £300 – £500

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The rear garden has been largely given over to a pond, now untended and full of algae, with the surrounding garden overgrown and the yard cluttered with stored timber and pots. The shed is in average but functional condition. Bringing the garden back to usable order would take a fair amount of clearance and tidying.

The garden boundaries are not delineated — there is no side fencing, and a path effectively sits on the boundary with number 93, which has historically given shared rear access. The neighbour has indicated, amicably, that garden access is a conversation worth having with any buyer.

What's likely required:

- Clear and tidy the garden, pond and stored materials to bring it back to usable condition
- Confirm the boundary position and access arrangement with number 93 as part of the legal process

Typical cost guidance: £500 – £1,000

Practical Next Steps

- Identify and address the low-level damp source at the front of the house before any internal making good.
- Have the faulty living room lighting circuit checked and made safe by an electrician.
- Remove the polystyrene tiles, backing and attic lining on fire-safety grounds.
- Plan repointing of both elevations, using lime mortar to the stone front, and close the bargeboard gap.
- Renew the bathroom sealant and floor covering and make good the loose kitchen plaster.
- Replaster where needed and redecorate throughout, renewing floor coverings.
- Clear and tidy the rear garden, pond and stored materials.
- Confirm the boundary and rear access with number 93, and carry out standard gas and electrical safety checks.

Practical Context

This is a sound, traditional Sheffield terrace that has been modernised in its essentials — combi boiler, central heating, double glazing and composite doors — but has otherwise had little done. What remains is a full renovation: damp treatment at the front, replastering and redecoration throughout, and eventual replacement of the kitchen and bathroom.

The damp is the one item to deal with at the source first; everything else is a matter of budget and preference and can be phased. The boundary with number 93 is not physically defined and there has historically been shared rear access, so the exact ownership and access arrangement should be confirmed through the legal process before purchase.

Overall the property needs a coordinated programme of work rather than isolated repairs, but nothing found suggests anything beyond the expected scope of renovating a house of this age and type.

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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