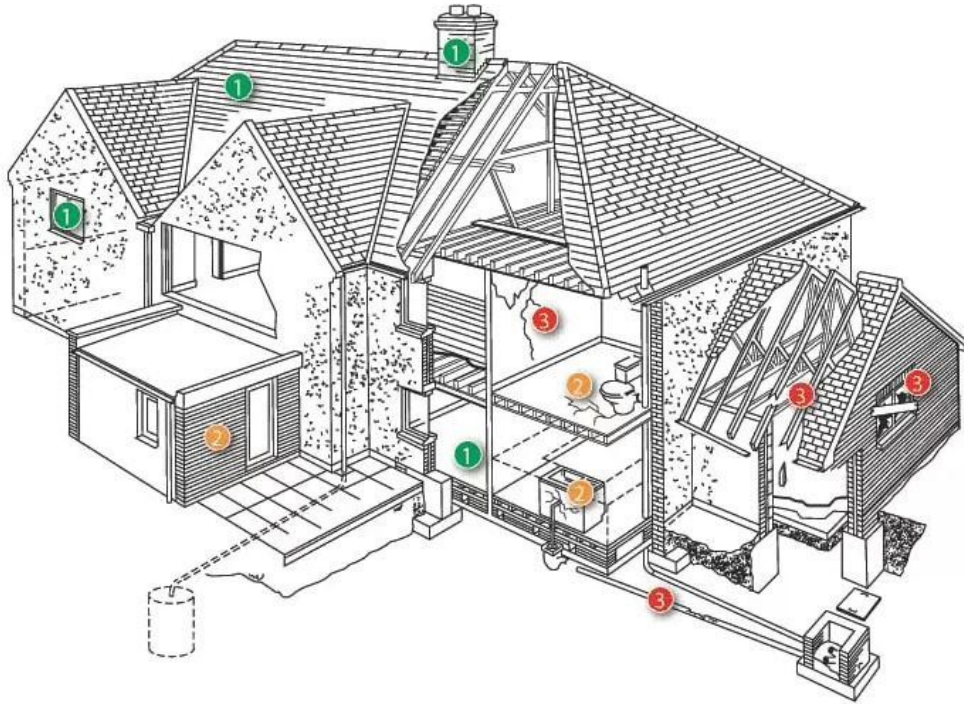


HomeCheck™



HomeCheck Property Review

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

Property address: 9 Kirkston Road, S6 2PN

Date: 14 September 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 stone-built mid-terrace house is in average condition for its age, and presents as a tidy, decoratively sound property throughout.

The external fabric is sound front and rear. Almost everything noted is internal, and most of it shares one theme: moisture. The majority is low level, localised and straightforward to put right, but one area on the second floor looks like water entering from outside and needs investigation before it is repaired.

In practical terms this is a property needing a focused set of repairs centred on damp and water, rather than refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline crack at the kitchen wall and ceiling junction is minor and typical for a property of this age.
- The cellar joists are original and in good condition for their age, with minor damp and mould only to the visible bearing ends.

● Priority Repair

- Damp is affecting the second floor at the junction with the neighbouring higher roof and to both chimney breasts.
- Water damage has broken down a section of kitchen worktop behind the sink, where sealant to the tiling is absent throughout.
- The seal at the shower end of the bath is incomplete and water has damaged the adjacent wall and skirting.

● Routine Repair

- Damp and black mould are present at low level to the front rooms, the dining area and behind the WC.
- The laminate flooring is worn inside the front door and has opened up at joints in the kitchen.
- One double glazed unit to the rear bedroom has blown.
- A redundant drainage elbow is left open into the soil stack at the rear.
- A smoke alarm base at the second floor stairway has no alarm fitted.

● Ongoing Maintenance / Improvement

- Minor decorative wear is present to skirtings, woodwork and paintwork throughout, with several areas of previous work left unfinished.
- The rear bedroom keeps a redundant boiler cupboard with damaged wall finishes behind it.
- The cellar is damp and untanked, typical for a Sheffield terrace, with degraded floor coverings and boarding to the ceiling.
- There is no mechanical extraction in the bathroom.

Typical Cost Guidance

- **Priority Repair:** £2,000 – £3,500
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,700 – £3,200
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,200 – £1,900
(optional upgrades and general improvements depending on preference)

What This Means

The key point here is not one major defect but a recurring moisture theme running through the house. Most of it is low level, in rooms that are otherwise well decorated, and is the kind of thing that responds to treatment, making good and a change in how the rooms are ventilated and heated. The exception is the second floor, where the pattern of damage points to water entering from outside, and that should be traced and stopped before any internal repair is carried out.

The sensible approach is to deal with the sources first — the roof junction and chimneys, the missing worktop sealant and the gap at the end of the bath — allow the fabric to dry, and then make good and redecorate as one coordinated set of works rather than as isolated fixes. Everything beyond that is routine upkeep of a kind typical for a Sheffield terrace of this age.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

The roof coverings, chimney stacks, brickwork and pointing appear sound from ground level to both front and rear, including the rear offshot.

Internally, the second floor shows damp at the wall and ceiling junction running down the front pitch, where the neighbouring roof steps up higher than this one, with wallpaper lifting and peeling away. There is also significant paint flaking and water staining to both the front and rear chimney breasts.

This pattern points to water entering at the stepped flashing and around or through the chimneys, rather than through the roof covering itself.

What's likely required:

- Investigate and renew the flashing at the stepped junction with the neighbouring roof
- Check and make good the chimney flashings and stack heads while access is in place
- Allow the affected areas to dry, then make good and redecorate internally

Typical cost guidance: Investigation and flashing repairs: £800 – £1,500

Internal making good and redecoration: £400 – £800

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The guttering and downpipes appear sound front and rear, and the front guttering is new. There is efflorescence to the stonework beneath it from previous leakage. The replacement has most likely resolved this, though as the inspection was in dry weather it could not be confirmed.

At the rear, a redundant elbow from a former bathroom connection is left open into the soil stack. It was not possible to see whether the boss behind it is capped.

What's likely required:

- Observe the front stonework during rainfall to confirm the new guttering has resolved the leak
- Remove the redundant elbow and cap the soil stack boss

Typical cost guidance: £150 – £300

External Walls

● Ongoing Maintenance / Improvement

The stonework, brickwork and pointing appear sound to the front, rear and offshot, 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

● Routine Repair

The white UPVC windows and external doors appear sound throughout.

One double glazed unit in the rear bedroom, approximately 1m by 0.9m, has blown, with water staining visible inside the unit.

What's likely required:

- Replace the blown double glazed unit to the rear bedroom

Typical cost guidance: £200 – £300

Services

● Routine Repair

The combi boiler in the kitchen, the consumer unit, the electricity and gas meters and the mains stopcock all appear visually sound.

A smoke alarm base at the foot of the second floor stairway has no alarm fitted, although there is an alarm in place on the first floor landing about two metres away, so the base may be redundant.

What's likely required:

- Confirm whether the vacant smoke alarm base is redundant, then fit a head or remove it
- Confirm boiler servicing history and carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £200 – £400

Internal Condition

● Routine Repair

The house is in good decorative condition throughout, but damp and black mould are present at low level in several rooms. In the living room and the front first floor bedroom this affects the front elevation wall to roughly the lower metre, taking in the skirtings, the window reveals and the sealant around the window frames. In the dining area the same pattern appears to the rear elevation wall near the back door, and in the bathroom to the wall behind the WC.

The position and extent suggest condensation rather than penetrating damp, although at this level penetrating damp cannot be ruled out from what is visible. It is moderate, and it is present.

The laminate flooring is worn at the plank ends inside the front door, and in the kitchen several joints have opened up with the board edges swelling where water has been absorbed.

What's likely required:

- Treat and make good the affected low-level areas, then redecorate
- Renew the mould-affected sealant around the window frames and review ventilation and heating in daily use
- Replace the affected laminate boards in the living room and kitchen

Typical cost guidance: Damp treatment, making good and redecoration: £800 – £1,600

Laminate repairs: £300 – £600

● Ongoing Maintenance / Improvement

There is minor decorative wear throughout — scuffed and chipped paint to skirtings, the staircase, landing and understairs cupboard, a snapped length of Scotia at the living room chimney breast, a snapped TV cable left loose in a window reveal, and a hairline crack at the kitchen wall and ceiling junction which appears cosmetic.

Several areas of previous work have been left unfinished: a filled patch to the dining area rear wall, and the wall behind the dining room radiator, where plastering and decoration have simply stopped at the radiator and several paint colours are visible. The rear bedroom retains a redundant boiler cupboard, with damaged and scorched wall finishes behind it from when the boiler was removed to the kitchen.

The cellar head is in its original finish with flaking plaster, typical and sound. The cellar itself is damp, as it is untanked, which is normal for a Sheffield terrace. The floor coverings laid over a membrane are likely to be mould affected, and the boarded ceiling restricts airflow to the joists.

What's likely required:

- Decorative making good throughout — skirtings, the unfinished wall patches, the area behind the dining room radiator and the missing Scotia, and tidy the loose cable
- Remove the redundant boiler cupboard and make good the wall behind it, or leave it in use as storage
- Clear the cellar floor coverings and remove the ceiling boarding to allow airflow to the joists, then monitor the joist ends
- Redecorate the cellar head if desired

Typical cost guidance: Decorative making good: £800 – £1,200

Cellar clearance and removal of ceiling boarding: £150 – £300

Kitchen & Bathroom

● Priority Repair

The kitchen is a relatively modern fitted kitchen in reasonable condition, but there is no sealant anywhere between the work surface and the tiling. Behind the sink the worktop has taken in water and the chipboard core has broken down; the surface gives by around an inch under hand pressure and has pulled away from the tiling. There is black mould to the back panel of the cupboard below, with a noticeable damp smell.

In the bathroom the seal between the end of the bath and the shower screen is incomplete, with an obvious gap at the shower end. Water has been passing behind it, staining the wall and leaving the end of the skirting board soft. Black mould is also present to the silicone around the bath and shower surround and behind the basin.

What's likely required:

- Replace the affected length of work surface and seal the work surface to the tiling throughout the kitchen
- Clean or replace the cupboard back panel beneath the sink
- Repair or replace the shower screen seal at the bath end, renew the bathroom sealants and replace the damaged skirting

Typical cost guidance: Kitchen worktop replacement and sealing: £400 – £800

Bathroom seal repairs and making good: £300 – £600

● Ongoing Maintenance / Improvement

The bathroom has a bath with electric shower, partial shower screen, WC, basin and towel radiator. There is no mechanical extraction.

What's likely required:

- Fit a mechanical extractor to the bathroom

Typical cost guidance: £200 – £350

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front yard, rear garden, boundary brickwork and fencing, hard standing, decking and outhouse 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

- Investigate and repair the flashing at the stepped roof junction and to both chimney breasts, then make good internally once dry.
- Replace the water damaged section of kitchen worktop and seal the work surface to the tiling throughout.
- Repair the seal at the shower end of the bath, renew the bathroom sealants and replace the damaged skirting.
- Treat and make good the low-level damp and mould in the front rooms, dining area and bathroom, and review ventilation and heating in daily use.
- Replace the blown double glazed unit to the rear bedroom.
- Remove the redundant drainage elbow, cap the soil stack boss, and observe the front stonework during rainfall.
- Confirm whether the vacant smoke alarm base is redundant, and carry out standard gas and electrical checks as part of the purchase process.
- Plan the optional items over time — decorative making good, removal of the boiler cupboard, cellar clearance and a bathroom extractor.

Practical Context

This is a typical Sheffield stone terrace, and the expensive part of it — the roof coverings, stonework, pointing, guttering and windows — is sound front and rear. The damp cellar is normal for a terrace of this type and age, as it is not tanked, and is not a sign of a problem with the house.

The damp inside falls into two different categories, and it is worth separating them. The low-level marking and mould in the front rooms, dining area and bathroom sits at skirting level and around window reveals in rooms with sealed UPVC windows, which is a common condensation pattern and usually manageable through treatment, making good and ventilation. The second floor is different: the damage there follows the roof junction and the chimney breasts, which points to water coming in from outside and needs tracing before it is repaired.

Overall, the property needs a focused set of repairs and a coordinated round of making good, rather than 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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