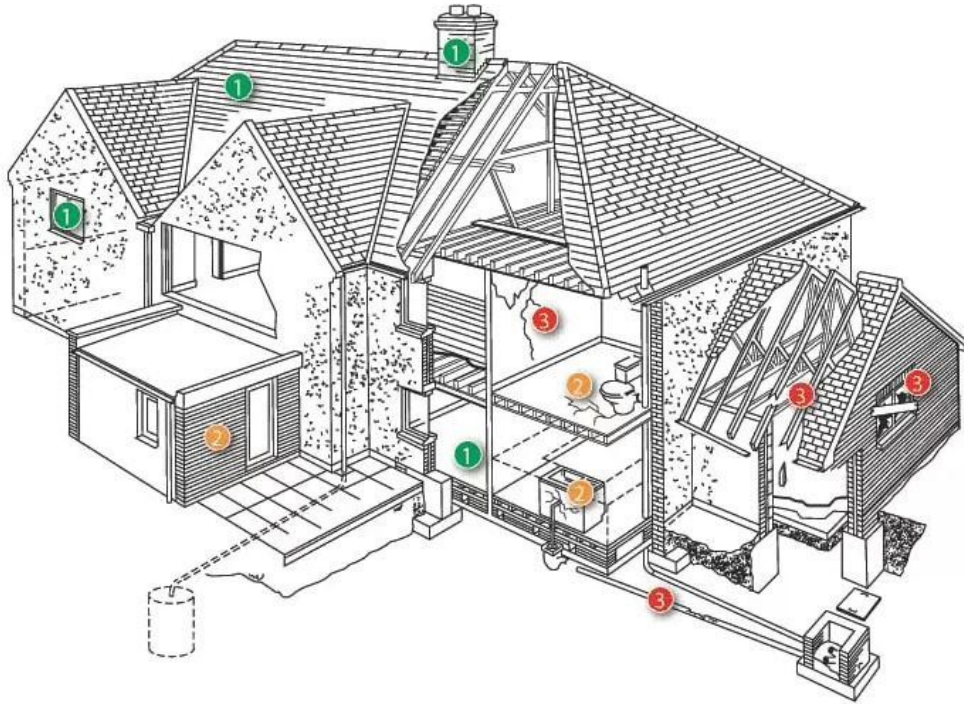


HomeCheck™



HomeCheck Property Review

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

Property address: 109 Cundy Street, S6 2WJ

Date: 25 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 brick-and-stone semi-detached house is in below-average condition for its age, and presents as a sound but tired property in need of a coordinated programme of repair and redecoration throughout.

The issues identified are mainly cosmetic and maintenance-related, but they are widespread rather than isolated, and a few — notably the damp-affected plaster to the gable wall and the weathered rear joinery — are genuine repairs that should be planned and completed before redecoration. None point to structural failure.

In practical terms the property needs a sensible amount of repair and refurbishment rather than major structural work, and a new owner should budget for a phased programme rather than isolated fixes.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Damp-affected plaster to the gable wall (landing, attic room and chimney breast) and to the bedroom two rear wall requires assessment and re-plastering before redecoration.
- Both dining room double-glazed units have failed (blown) and require replacement.
- Weathered and partially rotten timber joinery to the rear and rear extension windows, including a partially missing sill, requires repair and refinishing.
- A crack to the front window reveal render should be refinished to prevent water ingress.
- Polystyrene ceiling tiles are present throughout and are best removed as a fire-safety measure.

● Ongoing Maintenance / Improvement

- Widespread redecoration and localised paint refinishing to weathered external and internal surfaces.
- The fitted kitchen is dated and functional but water-damaged around the sink; optional full replacement.
- The bathroom functions but is tired, dated and in poor order; optional full replacement.
- The gardens are overgrown and part of the rear is used for storage; clearance and general tidying.
- A couple of redundant holes to the rear brickwork can be filled and made good.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £4,000 – £7,000
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £3,500 – £5,500+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect but the combined cost of many smaller items across the whole house. Individually most are minor and typical for a property of this age; together they add up to a meaningful programme of repair and redecoration that a buyer should plan and budget for.

The damp-affected plaster to the gable wall is the item to treat with most care. The vendor attributes it to a leak that predated a roof replacement, which should mean it is no longer active — but it should be assessed, re-plastered and then monitored before and after redecoration to confirm the wall stays dry. The remaining items are consistent with a tired but structurally sound property and can be addressed in a sensible order over time.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The main roof appears in good condition to both front and rear slopes, and the chimney brickwork and pointing above roof level appear sound with no visible issues.

A small area of mortar is missing to the verge on the gable wall.

What's likely required:

- Repoint the missing verge mortar to the gable wall

Typical cost guidance: £150 – £300

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters are timber box gutters to front and rear and appear sound, as do the black plastic downpipes and the visible rear drainage.

The paintwork to the box gutters is tired and would benefit from redecoration in due course, which is an aesthetic matter only.

What's likely required:

- Redecorate the box gutter paintwork when convenient, for appearance

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The render, stonework, brickwork and pointing generally appear sound to all elevations. The front is mostly rendered and painted, the gable and rear are painted brickwork.

There is a crack of roughly 5–8mm to the render at one front ground-floor window reveal, which should be refinished to prevent water tracking behind the render.

A couple of small redundant holes are present in the rear brickwork near the gutter line, where something has been removed.

What's likely required:

- Refinish the cracked render at the front window reveal
- Fill and make good the redundant rear brickwork holes

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The painted brickwork to the gable and rear is weathered, with paint flaking off in several places. Repainting is an aesthetic choice only and does not affect the soundness of the walls.

What's likely required:

- Strip, prepare and repaint the weathered external brickwork if desired — appearance only

Typical cost guidance: £300 – £600

Windows & External Joinery

● Routine Repair

The front and gable windows are a mix of single-glazed timber and UPVC and generally appear serviceable, though the timber paintwork is weathered in places and would benefit from refinishing to maintain weather protection.

The rear joinery is in poorer order. The first-floor rear timber windows have significant paint loss from weathering, and the rear extension window frames are heavily weathered with flaking paint and a partially rotten, partially missing sill. They still function, but the timber and sills require repair and refinishing to remain weathertight.

The timber front door and frame are generally sound, with tired, flaking paintwork to the frame.

What's likely required:

- Repair and refinish the weathered rear and extension timber windows, including the deteriorated sill
- Refinish the weathered front timber window paintwork and front door frame to maintain weather protection

Typical cost guidance: £800 – £1,600

Internal Condition

● Routine Repair

Damp-affected plaster is the main internal item. The gable wall shows signs of damp to the first-floor landing (particularly the window reveal), continuing to the foot of the second-floor staircase, and more significantly across the attic room and around the front chimney breast, with lifting wallpaper and crumbling plaster behind. The rear wall of bedroom two also has significantly loose plaster behind the wallpaper, and bedroom one has slight damp at a window reveal corner.

The vendor attributes the gable-wall damp to a leak that predated a roof replacement, so it should not be active — but the affected plaster should be assessed and re-plastered, then monitored before and after redecoration.

Both dining-room double-glazed units have blown and require replacement, with black mould to the surrounding frame to be cleaned. Polystyrene ceiling tiles are present in the entrance, dining room, living room, bedrooms and attic; these are best removed as a fire-safety measure and the ceilings made good.

The living room has a crack to the coving at the gable wall–ceiling junction, which appears to be a decorative refinishing matter to monitor rather than structural movement.

What's likely required:

- Assess, re-plaster and monitor the damp-affected gable, attic, chimney-breast and bedroom two walls before redecoration
- Replace the two blown dining-room units and clean the mould to the frame
- Remove the polystyrene ceiling tiles throughout and make good the ceilings
- Refinish the living-room coving crack

Typical cost guidance: Damp re-plastering and making good: £2,000 – £3,000

Blown units: £250 – £500

Polystyrene tile removal and ceiling making good: £800 – £1,600

● Ongoing Maintenance / Improvement

Decoratively the house is tired throughout but generally reasonable. There is lifting and marked wallpaper, minor scuffing, part-finished plaster repairs, and localised areas where old repairs and the second-floor stair plaster have been left unfinished. The paint to some ceilings has peeled and discoloured; the vendor confirms two historic leaks (bathroom and a cold-water leak in the attic) have both been fixed, so this is a redecoration matter only.

A built-in cupboard in bedroom two is missing its sides and doors. General redecoration and making good can be carried out room by room.

What's likely required:

- Redecorate and make good throughout, room by room, including unfinished plaster patches and the second-floor stair area
- Reinstall or remove the bedroom two cupboard as preferred

Typical cost guidance: £3,000 – £5,000

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The fitted kitchen is dated and in fairly poor order, most notably water damage to the work surface around the sink, but it remains functional. A new owner would most likely choose to replace it.

The bathroom is functional — it works as a place to wash and use the WC — but it is tired, dated and in poor order, similar to the kitchen. The wall panelling is loose in places with an unfinished gap at the window sill, the flooring is unfinished around the WC, and the WC boxing has collapsed. Rather than patch-repair these, a new owner would most likely choose to replace the bathroom.

What's likely required:

- Replace the kitchen if desired; at minimum renew the water-damaged worktop section
- Replace the bathroom if desired; it functions as it stands

Typical cost guidance: Worktop section renewal and making good: £400 – £800

Optional full kitchen replacement: £8,000 – £12,000+

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

Services

● Ongoing Maintenance / Improvement

The gas boiler in the dining room, and the gas meter, electricity meter and consumer unit in the cellar, all appear visually sound.

What's likely required:

- Confirm the boiler servicing history
- Carry out standard gas and electrical safety checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

There are no front grounds as the property borders the pavement. To the side, paving, steps and a stone wall appear sound; to the rear, the stone-and-brick walls and timber fence forming the boundary appear sound.

The gardens are overgrown, with the rear quarter used to store bricks, timber and offcuts. A greenhouse is reasonably functional but currently full of stored materials. The work here is clearance and general tidying rather than anything major.

What's likely required:

- Clear the stored materials and cut back the overgrown gardens
- Clear out the greenhouse to return it to use

Typical cost guidance: £300 – £500

Practical Next Steps

- Assess, re-plaster and monitor the damp-affected gable, attic, chimney-breast and bedroom two walls before redecorating.
- Replace the two blown dining-room units and clean the surrounding mould.
- Remove the polystyrene ceiling tiles throughout as a fire-safety measure and make good the ceilings.
- Repair and refinish the weathered rear and extension timber joinery, including the deteriorated sill.
- Refinish the cracked front window reveal render and fill the redundant rear brickwork holes.
- Budget for optional replacement of the dated kitchen and bathroom, both of which remain functional as they stand.
- Redecorate throughout and clear the overgrown gardens and greenhouse as a phased programme.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a sound but tired three-storey Sheffield semi that needs a coordinated programme of repair and redecoration rather than major structural work. The cellar is drier than average for a property of this type, and the visible ground-floor joists and meters appear sound.

The damp to the gable wall is the point to keep an eye on. The vendor links it to a leak that predated the roof replacement, which should mean it is historic, but it is worth assessing and monitoring the plaster before and after redecoration to be confident the wall is staying dry. The historic bathroom and attic leaks are reported as fixed, and the marks they left are a redecoration matter only.

Overall a buyer should expect a phased programme of sensible repairs and redecoration, budgeting for the works as a whole rather than treating them as isolated fixes.

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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