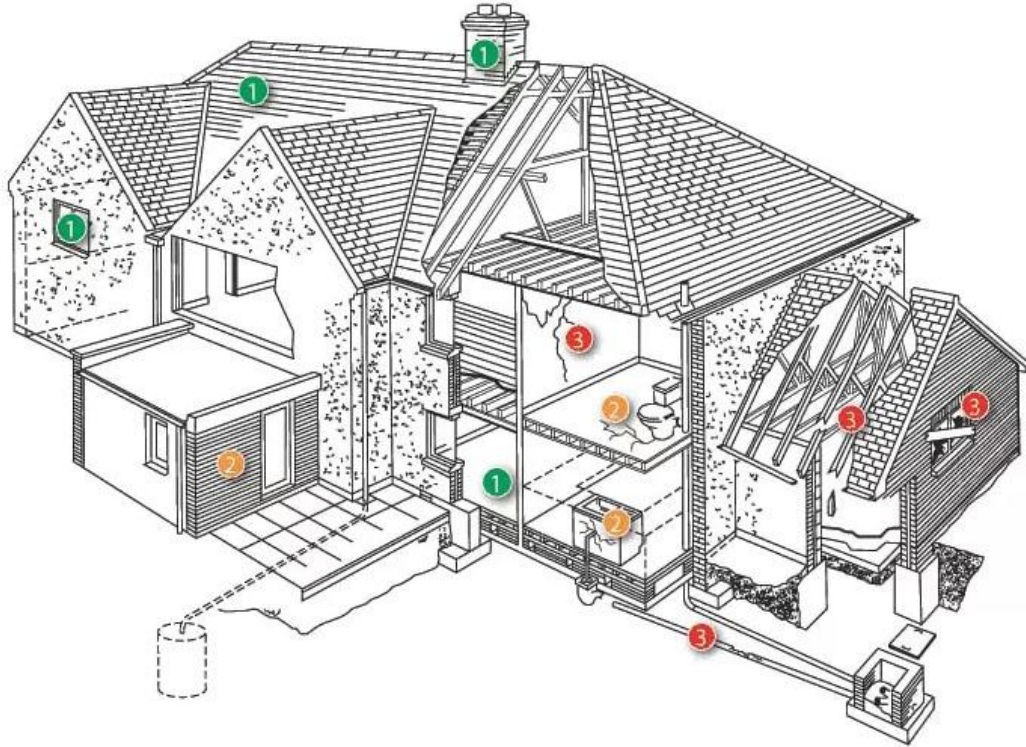


HomeCheckTM



HomeCheck Property Review

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

Property address: 100 Parson Cross Road, S6 1JW

Date: 19 May 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 **below-average condition** for its age, with visible issues relating mainly to damp and condensation, localised roof maintenance, and a number of repair items internally and externally.

There are **no signs of structural movement** visible from the areas inspected. The property appears broadly typical for this style of older mid-terrace house, but there are several items requiring repair and general maintenance.

Summary of condition

● Structure

- No obvious signs of significant structural movement were noted during the inspection.
- Unevenness to the attic floor appears typical for an original attic room of this age and style, rather than evidence of a structural concern.

● Priority Repair

- Damp-affected timber joists within the cellar, most notably near the front wall
- Loose attic stair guarding with a missing spindle

● Routine Repair

- Slipped and broken slates to the roof
- Missing mortar bedding to ridge tiles
- Damp and black mould affecting parts of the lounge, kitchen, front bedroom, second bedroom and attic room
- Plant growth within the rear guttering
- Failed double-glazed units to the front window and attic dormer
- Deteriorated concrete lintels at first-floor rear windows
- Cracked kitchen floor tiles
- Internal doors requiring adjustment and minor repair
- Localised plaster damage and hairline cracking

● Ongoing Maintenance / Improvement

- Overgrown front and rear gardens
- Collapsed low-level decking
- Damaged shed with missing door and water-affected panels

Typical cost guidance

● Priority Repair: £750 – £2,200

(items best addressed early to prevent further deterioration)

● Routine Repair: £2,500 – £6,200

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

● Ongoing Maintenance / Improvement: £300 – £800

(optional upgrades and general improvements depending on preference)

What this means

This is a typical older Sheffield terrace that appears to have several issues which are common for a property of this age, particularly around moisture, ventilation, and general maintenance.

The main point here is not one major failing, but the combined effect of several smaller items. Addressing the cellar timber repairs and stair guarding early should help prevent further deterioration and make the rest of the maintenance more manageable.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Routine Repair

The slate roof appears to be original and in broadly acceptable condition for its age, with evidence of previous localised repairs. A small number of slates appear broken or slipped to both front and rear roof slopes.

Mortar bedding to the ridge tiles is significantly weathered, with around half missing in places. The visible chimney stacks appear in acceptable condition, with some evidence of previous repointing.

What's likely required:

- Replace or refix slipped and broken slates
- Replace ridge tiles on a new mortar bed

Typical cost guidance: **£800 – £2,000**

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The gutters and downpipes have been replaced in plastic and generally appear serviceable. At the rear, there is visible plant growth within the guttering, particularly toward the right-hand side, which suggests clearance is required.

No active leakage was noted from the downpipes at the time of inspection.

What's likely required:

- Clear vegetation and debris from rear guttering
- Routine maintenance to keep rainwater goods clear

Typical cost guidance: **£100 – £300**

External Walls

● Routine Repair

The brickwork and pointing to the front and rear elevations appear generally sound. The visible chimney brickwork also appears acceptable.

There is localised deterioration to the ends of two rear first-floor concrete lintels, where water ingress has caused the concrete to break away and expose the steel reinforcement. This appears limited at present and would benefit from localised repair and monitoring.

What's likely required:

- Localised repair to exposed concrete lintel ends
- Monitor for any further spalling or staining

Typical cost guidance: **£250 – £500**

Windows & External Joinery

● Routine Repair

UPVC windows and doors are fitted and the frames appear in acceptable condition overall. One double-glazed unit to the front downstairs window and another to the attic dormer window appears to have failed, with condensation visible between the panes.

Painted stone sills to the front and rear show flaking and tired finishes.

What's likely required:

- Replace the two failed double-glazed units
- Scrape back and redecorate painted stone sills as desired

Typical cost guidance: **£400 – £700**

Internal Condition

● Priority Repair

The cellar is damp, which is typical for this type of property. Some floor joists show localised damp-related decay, most notably near the front wall, and the nearest joist appears to need earlier attention.

At the attic stair opening, one spindle is missing and the post and handrail show excessive movement.

What's likely required:

- Carry out localised repair or replacement to decayed timber where required
- Improve ventilation where practical and monitor adjacent joists for further deterioration
- Reinstall the missing spindle
- Strengthen and refix loose newel posts and handrail

Typical cost guidance: **£750 – £2,200**

● Routine repair

Damp and black mould are visible at low level in the lounge, around the rear door in the kitchen, beneath windows in the front and rear bedrooms, and locally around the attic dormer. At ground floor level, particularly to the front lounge, this may relate to the damp cellar below as well as limited airflow. At first floor level and above, the pattern appears more consistent with condensation.

There is also local plaster damage, wallpaper lifting, and hairline cracking in places, particularly in bedroom two and the attic. A section of plaster is missing on the stair up to the attic and would benefit from patch repair. A number of minor joinery issues were also noted internally, including doors catching, loose handles, and catches requiring adjustment.

What's likely required:

- Remove loose or lifting wallpaper to damp-affected areas
- Clean mould-affected surfaces, improve ventilation, and maintain gentle background heat
- Allow affected areas to dry and then reassess
- If damp persists at ground floor level, consider local plaster removal and a suitable damp-proofing repair
- Carry out localised making good, redecoration, and minor joinery adjustments where needed

Typical cost guidance: Cleaning, strip-back and redecoration: **£300 – £900**

Additional allowance if plaster removal and damp-proofing is required: £800 – £2,000

Kitchen & Bathroom

● Routine Repair

The kitchen is fairly modern and generally in acceptable condition. The main issue noted is extensive cracking to the floor tiles, affecting roughly a quarter of the floor area, which may be due to impact or slight movement in the subfloor below. The rear door sill paint finish is tired.

The shower room appears recently updated and in very good condition, with no repair works noted.

What's likely required:

- Replace cracked floor tiles, and check the subfloor when opened up
- Redecorate painted sill areas as desired

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

Services

● Routine Repair

The gas and electricity meters and consumer unit are present within the cellar.

A combi boiler is fitted in bedroom two and appears serviceable, though visually it looks likely to be over 10 years old. No specific repair need was noted during the inspection, but standard testing and certification checks would be sensible as part of the purchase process.

What's likely required:

- Confirm boiler servicing history
- Carry out standard gas safety checks
- Obtain electrical certification and test if required

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

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front and rear gardens are overgrown and would benefit from tidying. Boundary fences appear sound. There is a damaged shed with a missing door and some water-damaged panels, and a low-level timber deck in the rear garden is in very poor condition, with local collapse and rot.

What's likely required:

- Cut back overgrown shrubs and climbing plants
- General garden tidy and clearance
- Remove collapsed decking
- Repair, remove, or replace shed depending on preference

Typical cost guidance: **£300 – £800**

Practical Next Steps

- Carry out localised roof repairs and renew missing ridge mortar
- Assess and repair the damp-affected cellar joist near the front wall
- Reinforce the attic stair guarding and replace the missing spindle
- Clear rear gutters and improve moisture management externally
- Carry out localised repair to exposed concrete lintel ends
- Deal with failed double-glazed units and localised internal damp and mould
- Allow for a programme of minor internal repairs and general maintenance
- Tidy the gardens and remove the collapsed decking

Addressing the moisture-related items and the cellar timber early should help reduce the likelihood of further deterioration.

Practical Context

This property appears typical of an older mid-terrace house that has remained serviceable but now needs a practical round of repairs and maintenance. A number of the issues noted are common in houses of this age, particularly condensation-related mould, local roof repairs, and tired finishes.

The property does not appear to be a major refurbishment project, but buyers should expect to carry out several sensible repairs in the near term to bring it back to a more comfortable and more easily maintained standard.

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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