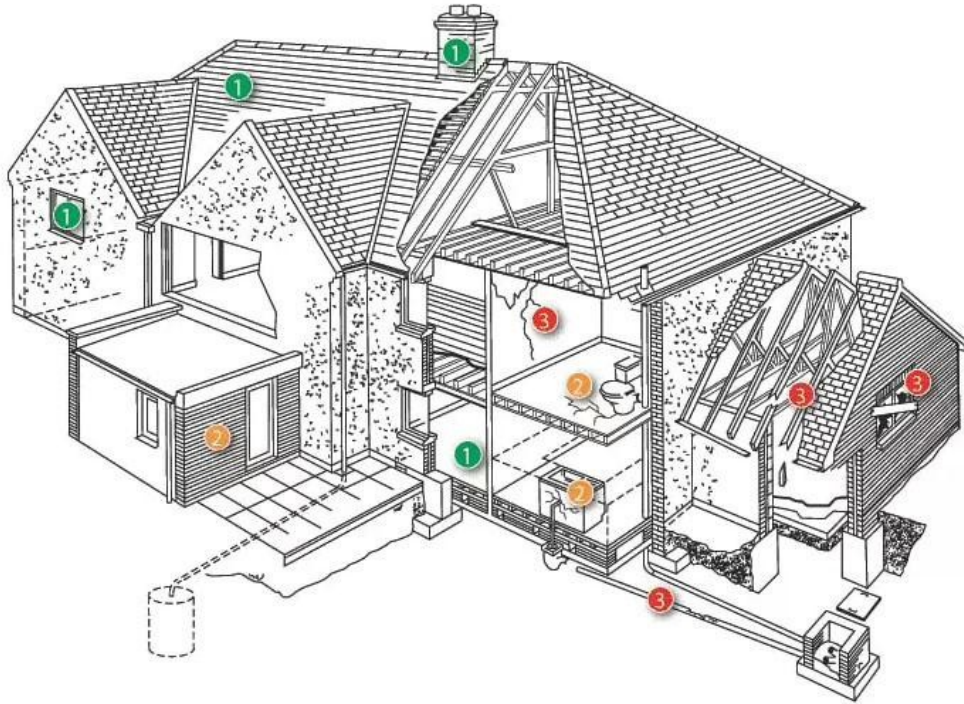


HomeCheckTM



HomeCheck Property Review

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

Property address: 70 Norris Road, S6 4QS

Date: 11 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 stone and brick mid-terrace house is in average condition for its age, and presents as a sound, lived-in property that has seen a good deal of recent redecoration.

The findings are mostly minor and cosmetic – redecoration, small making good and a few maintenance items spread across the property. The main item to note is stepped cracking to the brickwork around the rear and front lintels, which shows past movement and is best photographed and monitored rather than acted on immediately. A small number of practical repairs, such as sealing the kitchen worktop junction and refixing the bathroom radiator, are also worth planning.

Overall the property needs a programme of sensible redecoration and modest repair rather than any significant structural or refurbishment work.

Summary of Condition

● Structure

- Stepped cracking of around 8–10mm is visible in the brickwork near the front and rear lintels, indicating past movement of uncertain status; best photographed, measured and monitored over 6–12 months.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The unfinished rear doorway has exposed expanding foam and loose or broken bricks around the new opening.
- The kitchen worktop-to-tile junction is unsealed and will let water through.
- The bathroom radiator is pulling away from the wall as all three brackets have bent downward.
- A smoke alarm base on the landing has no alarm fitted.
- The attic-level gutter is blocked with rubble and grass growth and needs clearing.
- Mortar is missing from the ridge in a couple of places, not currently leaking but worth monitoring.

● Ongoing Maintenance / Improvement

- Widespread minor redecoration is needed throughout – lifting wallpaper, hairline ceiling cracks, unfinished paintwork and small holes in plaster.
- Sections of loose plaster behind wallpaper are present to the attic staircase, landing and understairs areas.
- Damp-related paint flaking is visible at low level to the front, rear and passage elevations.
- The kitchen sink cut-out has been overcut and roughly filled – a poor but non-failing finish.
- The rear brick outbuilding is in poor condition with a holed wall and failed roof; repair is optional.
- The cellar shows typical below-ground dampness for a Sheffield terrace and the ground-floor joists are boarded over and cannot be inspected.

Typical Cost Guidance

- **Priority Repair:** No immediate cost – monitor
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £800 – £1,500
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £3,000 – £5,000+
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not any single major defect, but a property that is fundamentally sound and has been partly redecorated, leaving a spread of smaller cosmetic and maintenance items to work through. Most are the kind of thing a buyer would expect to tidy up over time, and the internal work is largely redecoration rather than repair.

The one item that warrants attention is the stepped cracking near the lintels. Movement of this kind is common in older terraces and is often historic, but because it is a little wider than a hairline it should be photographed with a ruler and monitored over 6–12 months to confirm whether it is still moving before any repair is considered.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The slate roof appears possibly original but in good condition, with some slates previously replaced and appearing sound. The rear slope could not be seen from ground level and is assumed similar.

Mortar is missing from the ridge in a couple of places. It is not likely to be causing a leak at present but is worth keeping an eye on and repointing when convenient.

What's likely required:

- Repoint the missing ridge mortar and monitor the ridge line

Typical cost guidance: £200 – £400

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The black plastic gutters and downpipes generally appear sound, and the rear soil pipe and visible drainage appear sound.

The attic-level gutter is blocked with fallen mortar rubble and grass growth and needs clearing to prevent overflowing.

What's likely required:

- Clear the blocked gutter of rubble and vegetation

Typical cost guidance: £100 – £200

External Walls

● Priority Repair

Stepped cracking runs through the brickwork joints near both the front and rear first-floor lintels, widening from hairline to around 8–10mm as it rises. This indicates past movement, though whether it is ongoing or historic cannot be told from a visual inspection.

The sensible step is to photograph the cracks with a ruler for scale, and re-check them over 6–12 months to confirm whether they are still moving before deciding on any repair.

What's likely required:

- Photograph and measure the cracks near the front and rear lintels
- Re-check over 6–12 months before any repair is considered

Typical cost guidance: No immediate cost – monitor only

● Ongoing Maintenance / Improvement

The stonework, brickwork and pointing to the chimney and front and rear elevations appear sound. The painted stonework is generally in good order.

There is damp-related paint flaking at low level to the front elevation, the passage entrance and the rear elevation, particularly around the lintels and the ground-floor window sill. This is appearance-related and can be tidied when redecorating.

What's likely required:

- Scrape back and repaint the flaking low-level and sill paintwork when redecorating, if desired

Typical cost guidance: £300 – £500

Windows & External Joinery

● Routine Repair

The white UPVC double-glazed windows and front door all appear sound.

The recently fitted rear door has been left unfinished: the expanding foam has not been cut back or sealed, and there are loose and broken bricks around the new opening where it was formed.

What's likely required:

- Trim and seal the rear door foam and make good the loose and broken brickwork around the opening

Typical cost guidance: £200 – £400

Internal Condition

● Ongoing Maintenance / Improvement

Internally the property is in reasonable decorative condition, with much of it recently redecorated. Across the living room, staircase, landing, bedrooms and attic room there is a consistent spread of minor cosmetic work: lifting and cracked wallpaper, hairline ceiling cracks, unfinished paintwork, small unfilled holes and gaps to skirting that would benefit from caulking and touching up.

In several places the plaster behind the wallpaper is loose – most noticeably an area of around a square metre to the attic staircase that moves when touched, sagging wallpaper to the landing ceiling, and holes under the second-floor stairs shedding plaster dust. These want re-fixing or re-plastering as part of the redecoration.

The living room fireplace opening and understairs area are unfinished back to brickwork, and a board is missing above the attic-stair doorway; these are presentation choices rather than defects. The attic eaves storage behind the walls is full of discarded material that would need clearing before the space could be used.

What's likely required:

- Re-fix or re-plaster the loose plaster sections, then redecorate throughout
- Caulk, fill and touch up minor cracks, holes and skirting gaps
- Clear the attic eaves storage if the space is wanted

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

Kitchen & Bathroom

● Routine Repair

The kitchen is recently fitted and in good decorative condition. However the worktop-to-tile junction has been grouted rather than sealed and will let water through, and there is black mould to the plaster behind the units by the appliance gap, indicating condensation from a lack of airflow. The sink cut-out has also been overcut by around 2cm and roughly filled – a visible poor finish worth flagging to a buyer, though not a functional fault.

In the bathroom the radiator is pulling away from the wall, with all three brackets bent downward. There is black mould to the sealant around the window, an unfinished wall junction above the window, and minor water discolouration to the laminate floor joints and a base unit corner, which appears superficial. There is no extractor fan fitted.

What's likely required:

- Seal the kitchen worktop junction with silicone and improve airflow behind the units to clear the mould
- Refix the bathroom radiator securely to the wall
- Renew the mould-affected window sealant and make good the surrounding finish

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The kitchen sink cut-out finish and an extractor fan for the bathroom are optional improvements.

What's likely required:

- Re-fill or replace the overcut sink section for appearance, if desired
- Fit a bathroom extractor fan to reduce condensation

Typical cost guidance: £200 – £350

Services

● Routine Repair

The gas meter, electricity meter, consumer unit and mains stopcock are in the cellar and appear visually sound.

The ground-floor joists have been boarded over and cannot be inspected for damp or rot. This is common in these houses but leaves the timbers unventilated and unmonitored, so lifting the boarding to check and improve airflow is advisable.

What's likely required:

- Lift the joist boarding to inspect the ground-floor timbers and improve airflow
- 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

The front and rear yards are hard standing with fencing and low wall boundaries, all appearing sound.

The rear brick outbuilding is in poor condition, with at least one hole where brickwork is missing and a slipped and broken slate roof that is unlikely to be watertight. As an optional outbuilding rather than part of the house, making it sound is a matter of buyer preference.

What's likely required:

- Re-roof and repair the outbuilding if the space is wanted, or leave as it stands

Typical cost guidance: No immediate cost anticipated

(re-roof and repair if wanted: £1,500 – £3,000)

Practical Next Steps

- Photograph and measure the stepped cracking near the front and rear lintels and monitor over 6–12 months.
- Seal the kitchen worktop junction and re-fix the bathroom radiator to the wall.
- Finish the rear doorway – trim the foam and make good the loose brickwork.
- Clear the blocked attic-level gutter and repoint the missing ridge mortar.
- Fit a smoke alarm to the empty landing base.
- Re-fix the loose plaster sections and complete redecoration throughout.
- Lift the joist boarding to check the ground-floor timbers.
- Carry out standard gas and electrical safety checks as part of the purchase.

Practical Context

This is a typical older Sheffield terrace that has been partly redecorated and is fundamentally sound. The bulk of the work is cosmetic – a coordinated programme of redecoration, small making good and a handful of practical repairs – rather than anything structural.

The stepped cracking near the lintels is the one item that deserves proper attention. Movement of this kind is common in properties of this age and is frequently historic, but because it is a little wider than a hairline it should be monitored before any repair is considered. The cellar dampness and boarded-over joists are also typical of these houses; the joists are worth uncovering so they can be checked and ventilated.

Overall the property needs sensible upkeep and redecoration 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

HomeCheck™

www.myhomecheck.co.uk