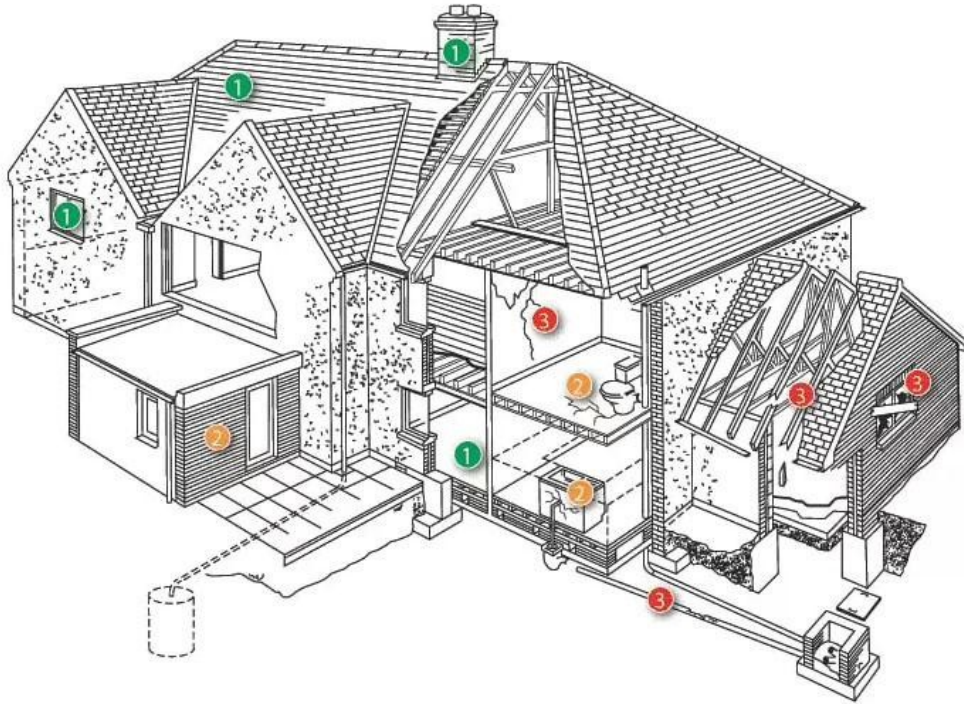


HomeCheckTM



HomeCheck Property Review

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

Property address: 192 Broomhall Street, S3 7SQ

Date: 8 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 end-terrace house is in average condition for its age, and presents as a tidy, well-used shared property that has been kept in reasonable decorative order.

The findings are mostly localised, and none of them points to structural trouble. The recurring theme is moisture — a small number of areas where damp is affecting wall finishes, and mould where sealant and grout have not kept pace with a busy shared house. The rest is fabric maintenance and decoration that can be planned rather than rushed.

Overall, this is a property needing a coordinated round of repair and redecoration rather than refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline cracking to internal plasterwork and to the gable render appears to relate to normal surface movement and shrinkage, which is typical for a property of this age and type.

● Priority Repair

- Plant growth is established in the kitchen extension guttering, with moss to the extension and rear roof slopes.
- Damp is affecting wall finishes at low level in the hallway and living area, the ground-floor bedroom, bedroom two and bedroom three, with bubbling paint and lifting plaster.

● Routine Repair

- Fairly extensive hairline cracking is present to the rendered gable wall, with localised bulging at first and second floor level.
- Black mould is present to sealant and grout in the kitchen and both shower rooms, and there is no sealant between the kitchen worktop and the tiling.
- An isolated water stain with mould marking is present to the bedroom two ceiling.
- The ceiling opening around the hallway radiator pipework is unfinished and open to the ceiling void.

● Ongoing Maintenance / Improvement

- Minor scuffs, marks and adhesive residue are present to paintwork in most rooms, with earlier touch-ups visible in a slightly different colour.
- Hairline cracking is present to plasterwork on the stairway and in bedrooms three, four, five and six.
- The wall behind the meters in the ground-floor closet is unfinished, with bare and flaking plaster.
- Two cracks run either side of the stove in the kitchen work surface; the surface remains supported and appears watertight.
- Paintwork to the external window sills is flaking, and the timber front door shows wear consistent with its age.

Typical Cost Guidance

- **Priority Repair:** £1,800 – £3,500
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £800 – £1,600
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,500 – £3,000
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect but a group of moisture-related items best dealt with together. Where damp is affecting wall finishes, the cause needs establishing before the plaster and decoration are made good, otherwise the same marks return. None of this is unusual in a three-storey shared house of this age, but it does need doing properly rather than covering over.

The remaining work is normal planned maintenance — checking the gable render, renewing sealant and grout, clearing the gutters, and filling and touching in decoration. A buyer should expect a coordinated round of repairs across one or two visits rather than isolated fixes, and should budget for the set as a whole.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The main roof, ridge, dormer and verge, and the chimney brickwork and pointing above the roof line, all appear sound front and rear. The kitchen extension roof also appears sound.

There is moss growth to the rear and extension roof slopes. It is not causing a leak, but it washes into the gutters over time; clearance is covered under Rainwater Goods below.

What's likely required:

- No immediate works required to the roof coverings or chimney

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Priority Repair

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

The kitchen extension guttering has established plant growth within it and will overflow if left. Moss from the adjacent extension and rear roof slopes will continue to wash down into the gutters.

What's likely required:

- Clear the extension guttering and downpipe, and check all gutters and outlets run free
- Remove the moss from the extension and rear roof slopes while access is in place

Typical cost guidance: £300 – £500

External Walls

● Routine Repair

Brickwork and pointing to the front elevation, and the render to the rear elevation and kitchen extension, all appear sound.

The rendered gable wall has fairly extensive hairline cracking, and in a few places the cracking appears to be lifting slightly away from the wall. This is at first and second floor level and could not be reached or tapped from ground level, so whether the render is still gripping the wall is not something a visual inspection can settle.

What's likely required:

- Have the gable render tapped and tested from a ladder to confirm whether it is still adhered
- If it is sound, the cracking is surface only and can be left as it is
- If areas are found loose, cut those out, make good and refinish

Typical cost guidance: Testing: £0 – £150

Localised render repair and refinishing, if found loose (including access): £1,000 – £2,000

Windows & External Joinery

● Ongoing Maintenance / Improvement

The UPVC windows appear sound throughout. The timber front door shows wear consistent with its age but remains serviceable.

Paintwork to the external window sills is flaking and would benefit from refinishing.

What's likely required:

- Prepare and repaint the external window sills

Typical cost guidance: £300 – £500

Services

● Ongoing Maintenance / Improvement

The electricity meter and consumer unit in the ground-floor closet, and the gas meter box to the rear, all appear visually sound. Both shower rooms have working mechanical extraction.

What's likely required:

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

Typical cost guidance: £150 – £300

Internal Condition

● Priority Repair

Damp is affecting wall finishes in a small number of areas: the ground-floor gable wall just above the skirting, running from the hallway through into the living and kitchen area; the ground-floor bedroom, beneath one side of the bay window and beside the closet door, where paint is bubbling and the wallpaper and plaster are lifting; the party wall behind the bed in bedroom two; and the front corner of bedroom three, where paint is bubbling and plaster is popping away.

Each area is localised, but the marking is active rather than historic, so the source needs establishing in each case before finishes are renewed.

What's likely required:

- Identify and address the source of damp in each affected area
- Replaster and redecorate the affected areas once dry

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

● Routine Repair

There is an isolated water stain with mould marking to the bedroom two ceiling, around 100mm across. There is no sign of it spreading, but it is worth checking from above before it is covered up.

In the hallway, the ceiling opening where the radiator pipework passes through is unfinished and larger than it needs to be, leaving an open route into the ceiling void.

What's likely required:

- Check above the bedroom two ceiling stain for a source, then clean, treat and refinish
- Make good and close the ceiling opening around the hallway pipework

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

Decoration throughout is in reasonable order, with minor scuffs, marks and adhesive residue from wall fixings in most rooms. Earlier touch-ups have been made in a slightly different colour and remain visible.

Hairline cracking is present to plasterwork on the stairway and at wall-ceiling junctions, and in bedrooms three, four, five and six, including a diagonal crack running from the window sill to floor level in bedroom three. There is also a small chipped corner and a popped screw head in bedroom six.

The wall behind the electricity meter and consumer unit in the ground-floor closet is unfinished, with bare and flaking plaster.

What's likely required:

- Fill and refinish the cracked plasterwork, and keep an eye on it for recurrence
- Touch in or redecorate the marked areas, ideally in one consistent colour
- Refinish the closet wall behind the meters

Typical cost guidance: £1,000 – £2,000

Kitchen & Bathrooms

● Routine Repair

The kitchen is modern and in good condition. There is black mould to the grout behind the sink, one broken tile to the splashback beside it, and no sealant between the worktop and the tiling, which leaves water free to run behind the units at the sink.

Both shower rooms are well finished and mechanically extracted. Black mould is present to the sealant in both enclosures — minor on the first floor, and more marked in the second-floor bathroom, where it has also taken hold in the grout.

What's likely required:

- Seal the worktop-to-tiling junction, particularly behind the sink
- Renew the sealant to both shower enclosures and clean or renew the affected grout
- Replace the broken splashback tile

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

Two cracks run either side of the stove in the composite work surface. The surface is supported by the units beneath and does not appear to be letting water through, so this is a point to keep an eye on rather than act on now.

A small area of plaster is missing to the wall at the end of the worktop, where a previous overhang appears to have been removed.

What's likely required:

- Make good the small area of missing plaster at the end of the worktop
- Monitor the work surface cracks for movement or water penetration

Typical cost guidance: £100 – £200

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The small paved area to the front, and the concrete-surfaced rear yard with its seating and fencing, all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Clear the kitchen extension guttering and downpipe, and remove the moss from the extension and rear roof slopes.
- Establish and address the source of damp in the hallway and living area, the ground-floor bedroom, bedroom two and bedroom three, then replaster and redecorate those areas.
- Have the gable render tested from a ladder to confirm whether it is still adhered, and repair only if areas are found loose.
- Check above the bedroom two ceiling stain, then clean, treat and refinish it.
- Renew the sealant and affected grout in the kitchen and both shower rooms, seal the worktop-to-tiling junction, and replace the broken splashback tile.
- Make good the hallway ceiling opening around the radiator pipework and the closet wall behind the meters.
- Fill, refinish and monitor the hairline cracking to the stairway and bedrooms, and touch in the marked decoration.
- Confirm gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a substantial three-storey end terrace in shared use, and much of what was noted follows from that — wall fixings, touched-in paintwork, and sealant that has not kept pace with heavy shower use. None of it is unusual, and the fabric underneath is in reasonable order.

The damp is the item worth taking seriously, not because any one area is severe, but because the cause should be settled before money is spent on plaster and paint. The gable render is a check rather than a repair at this stage — someone needs to get up to it and tap it. If it is still gripping the wall, the cracking is surface only and can be left alone; if it is loose, the repair itself is straightforward but will need access equipment.

The property presents as a house in multiple occupation. A buyer intending to continue that use should confirm the licensing position and current gas, electrical and fire safety certification with the vendor, as those sit outside a visual building review.

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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