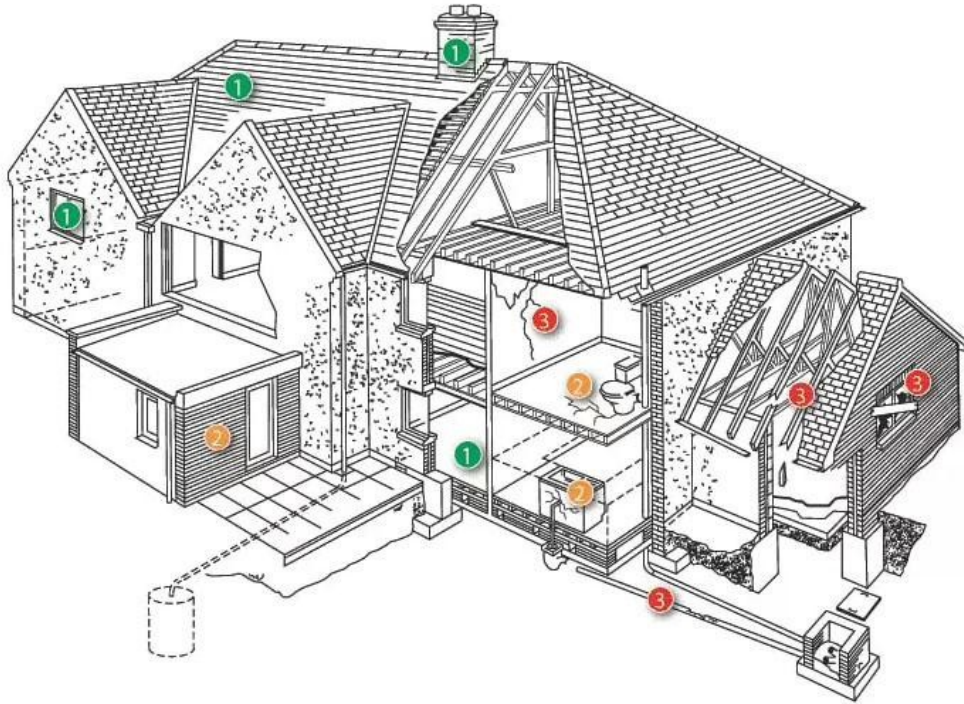


HomeCheckTM



HomeCheck Property Review

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

Property address: 572 City Road, S2 1GE

Date: 3 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 mid-terrace stone-built house is in average condition for its age, and presents as a sound, well-established Sheffield terrace throughout.

The findings are mostly minor and cosmetic, spread fairly evenly across the property rather than concentrated in one place. A few items involve damp or moisture and are worth attending to, but nothing points to structural trouble, and the majority of the work is decorative and can be planned at the buyer's own pace.

In short, the property needs a programme of sensible upkeep and a handful of modest repairs rather than significant structural work or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline cracks at wall and ceiling junctions and slight movement in the front yard walls are typical of a property of this age and not indicative of active movement.

● Priority Repair

- Damp and mould are visible at several internal points, most notably to the front bedroom external wall near floor level and behind the radiator.

● Routine Repair

- A section of front guttering is broken, and the painted plastic joints are in poor condition.
- The original outhouse off the kitchen has a failed timber gutter, a missing downpipe section and a rotten door frame.
- Kitchen worktop joint has swollen from water ingress, with broken splashback tiles and failed sealant.
- Bathroom sealant and grout are mould-stained, the bath panels are damaged and unsealed, and a floorboard by the WC is loose with cracked vinyl over it.
- A smoke alarm base on the landing has no alarm fitted.

● Ongoing Maintenance / Improvement

- Peeling paint to the painted soil pipe and stone window sills, front and rear — appearance only.
- General cosmetic wear throughout: worn carpets, lifting wallpaper, minor scuffs, popped ceiling screws and dropped landing wallpaper.
- Dated kitchen and bathroom, missing kitchen skirting, and no bathroom extractor.
- The rear compost heap has grown derelict and would benefit from clearing.

Typical Cost Guidance

- **Priority Repair:** £500 – £1,000
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,000 – £3,500
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £2,000 – £4,000+
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that there is no single major defect here. The property is structurally sound and the great majority of what was noted is cosmetic or minor. The one theme to keep an eye on is damp and moisture — a scatter of internal mould, the failed outhouse and the untanked cellar — all of which is typical for a terrace of this age but is best addressed rather than ignored.

The sensible approach is to deal with the moisture-related items first (identifying and drying out the internal damp, and either making the outhouse good or leaving it as unheated store), then work through the decorative items at your own pace. One area genuinely worth investigating before purchase is the condition of the ground-floor joists above the cellar, which could not be seen behind the plastered cellar ceiling.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof appears relatively new and is in very good condition front and rear, with no visible issues. The original slate roof to the brick outhouse off the kitchen is older but in reasonable condition (the outhouse itself is covered under Grounds & Outbuildings).

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Routine Repair

The rear guttering, downpipes and soil pipe appear relatively new and sound. To the front, a section of guttering is broken with a piece snapped out, visible from ground level. The front guttering is painted plastic and the joints generally look in poor condition. No damp or water damage is visible to the wall beneath, so active leakage was not confirmed.

The front downpipe and soil pipe appear sound in themselves; the flaking paint to the soil pipe is covered under External Walls.

What's likely required:

- Replace the broken front gutter section and overhaul the poor joints

Typical cost guidance: £300 – £600

External Walls

● Ongoing Maintenance / Improvement

The stonework and pointing to the front elevation, chimney and rear all appear sound. Minor movement is evident in the front yard stone walls but nothing that requires attention.

The blue paint applied to the front stonework, the painted soil pipe and the stone window sills (front and rear, particularly first floor) is flaking and peeling in places. This is appearance only and not a functional issue.

What's likely required:

- Strip and repaint the flaking painted areas if desired — appearance only

Typical cost guidance: £300 – £500

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows are white UPVC and the front door is composite; all appear sound front and rear.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Priority Repair

Damp and mould are visible at several internal points. The clearest is to the front bedroom external wall near floor level, which has been recently painted over so the extent is hard to judge, together with black mould behind the radiator in the same room. Further mould is present to the living room bay-window ceiling, to bedroom-two window sealant, and to the attic-floor store cupboard, which shows visible damp likely relating to the adjacent chimney breast.

None of this points to structural trouble, but the sources are best identified so the affected areas can be dried, cleaned and then monitored.

What's likely required:

- Identify and address the source of the front bedroom and attic-store damp, then clean and monitor
- Clean and treat the localised mould to the living room and bedroom two

Typical cost guidance: £500 – £1,000

● Ongoing Maintenance / Improvement

Decoratively the house is in reasonable condition throughout. Common cosmetic items were noted: worn carpets in the living and dining rooms, wallpaper lifting or bubbling in several rooms, minor scuffs and marks to stairways, a few popped screw heads in ceilings, and landing ceiling wallpaper dropping away in places. Hairline cracks at wall and ceiling junctions are minor and not indicative of movement. The painted stone step beneath the front door is chipped from use.

What's likely required:

- Refix the dropped landing ceiling wallpaper and fill the dining room screw holes
- General redecoration, carpet renewal and cosmetic touch-ups throughout as desired

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

Kitchen & Bathroom

● Routine Repair

The kitchen is fitted, modern but somewhat worn. The worktop joint has swollen where water has got into it, at least three splashback tiles are broken, and the sealant between worktop and tiles has separated in several places including behind the sink. The gas boiler appears sound.

The bathroom is dated but serviceable. Mould is present to the sealant and grout throughout the bath/shower enclosure, the bath side and end panels are damaged and not sealed to the tiling, and a floorboard by the WC is audibly loose with the vinyl cracked along it.

What's likely required:

- Renew the failed kitchen sealant and replace the broken splashback tiles
- Renew the bathroom sealant and grout, refix and seal the bath panels, and secure the loose floorboard and make good the vinyl

Typical cost guidance: £700 – £1,200

● Ongoing Maintenance / Improvement

The kitchen shows general wear to the worktop (some burnt and damaged sections) and cupboards, has an area of plaster deliberately removed above the boiler left unfinished, and has no skirting, leaving an unfinished edge where the vinyl meets the wall. The bathroom has no extractor fan and no shower screen or curtain (the rail is present), and the former hot water cylinder cupboard is unfinished and used for storage.

What's likely required:

- Fit kitchen skirting and make good above the boiler
- Fit a bathroom extractor and a shower screen or curtain

Typical cost guidance: £400 – £800

Services

● Ongoing Maintenance / Improvement

The gas boiler, gas and electricity meters, consumer unit and main stopcock all appear visually sound. The ground-floor joists above the cellar could not be assessed as the cellar ceiling is plastered; in houses of this type some damp or rot to those timbers is fairly common, so investigation is worth considering.

What's likely required:

- Consider opening up part of the plastered cellar ceiling to inspect the ground-floor joists
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: Gas and electrical checks: £150 – £300

(joist inspection and any localised treatment if required: £300 – £600)

Grounds & Outbuildings

● Routine Repair

The original brick outhouse off the kitchen is not currently in functional condition. The original timber gutter has completely failed and is rotten through, the cast-iron downpipe has a section missing so it no longer connects, one side of the door frame is missing and the other is rotten at the base, and the internal walls and roof show fairly significant damp with bubbling plaster and peeling paint. It could be made functional but is not so at present.

What's likely required:

- Renew the outhouse guttering and downpipe and repair the door frame
- Address the internal damp if the outhouse is to be brought back into use

Typical cost guidance: £800 – £1,600

● Ongoing Maintenance / Improvement

The front yard, steps and surrounding stone walls are in relatively sound condition, with only the minor wall movement noted under External Walls. The rear tarmac courtyard, garden, hedging boundary and timber shed all appear sound. At the back of the garden a large compost heap of green waste has grown derelict and looks in need of clearing rather than intentional.

What's likely required:

- Clear out the rear compost heap

Typical cost guidance: £300 – £500

Practical Next Steps

- Identify and address the sources of internal damp, then clean and monitor the affected areas.
- Replace the broken front gutter section and overhaul the poor joints.
- Renew the outhouse guttering and downpipe and repair the door frame.
- Renew the failed kitchen and bathroom sealant, replace the broken splashback tiles, and secure the loose bathroom floorboard.
- Fit the missing landing smoke alarm and confirm it works.
- Consider opening up part of the cellar ceiling to inspect the ground-floor joists.
- Work through the decorative items — carpets, wallpaper, touch-ups — at your own pace, and clear the rear compost heap.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield stone terrace that presents well for its age. The structure appears sound and most of what was noted is cosmetic or minor maintenance that can be planned over time.

The recurring theme is damp and moisture, which is normal in a property of this type: a scatter of internal mould that responds to source identification and ventilation, an outhouse that has been let go and needs work if it is to be usable, and an untanked original cellar whose dampness is typical. The one point genuinely worth acting on before purchase is the ground-floor joists above the cellar, which could not be seen — in houses like this there is a fair chance of some damp or rot in those timbers, so a look behind the plastered ceiling is a sensible precaution.

Overall, the property needs sensible upkeep and a handful of modest repairs rather than significant structural work.

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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