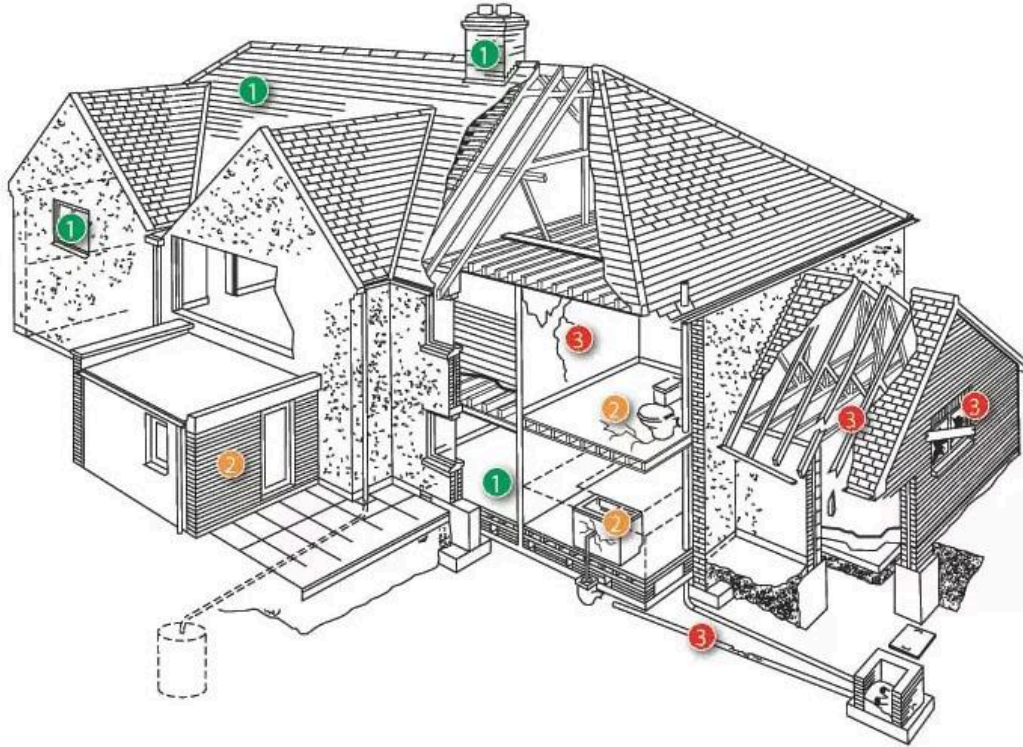


HomeCheckTM



HomeCheck Property Review

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

Property address: 8 Greenock Street, S6 4NB

Date: 11 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 **average condition** for its age, with generally sound external elements, a well-kept interior, and a number of minor maintenance items relating mainly to localised damp, sealing, and decorative finishing.

There are no obvious signs of significant structural concern from the areas inspected. The property presents as a maintained and serviceable home that would benefit mainly from routine repairs and ongoing cosmetic improvement rather than major refurbishment.

Summary of condition

● Structure

- No obvious signs of structural movement were noted during the inspection
- The visible brickwork, chimney stack and roof structure appear sound from the accessible areas inspected

● Priority Repair

- Localised damp and staining within the attic room, likely associated with flashing or the junction with the adjoining property
- Localised damp affecting part of the rear utility area and adjacent wall, which would benefit from early attention to prevent further deterioration

● Routine Repair

- Aged and lightly sagging bathroom waste pipe with limited support
- Localised staining around the rear hopper/downpipe area suggesting minor moisture splash or leakage
- Missing or failed sealant in parts of the kitchen around the worktop / tile junction
- Minor making good to walls, ceilings, flooring edges and internal finishes
- Localised efflorescence to brickwork around the log burner opening

● Ongoing Maintenance / Improvement

- Cosmetic touch-ups and redecoration in places
- Minor caulking and finishing works to skirtings and trims
- Optional installation of mechanical extraction to the bathroom

Typical cost guidance

 Priority Repair: £800 – £2,500

(items best addressed early to prevent further deterioration)

 Routine Repair: £500 – £1,200

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

 Ongoing Maintenance / Improvement: £450 – £1,100

(optional upgrades and general improvements depending on preference)

What this means

This is a generally well-maintained end terrace that appears to have been improved over time, with a number of visible elements in good serviceable condition including the roof coverings, front brickwork, UPVC windows and doors, and cellar treatment.

The issues identified are mostly minor and typical for a property of this age. The main items to address are the limited damp-related staining in the attic and rear utility area, together with a number of smaller maintenance and finishing items. In practical terms, this appears to be a home where the main works are maintenance-based and can largely be planned, rather than a property requiring major immediate expenditure.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The main roof covering appears to be concrete interlocking tiles and looks sound from visual inspection. The ridge also appears sound overall, with some evidence of prior repair or adjustment between this property and the neighbouring house. The chimney stack, pointing and visible lead flashing all appear in acceptable condition.

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 front and rear guttering appears to have been replaced and is in good condition.

To the rear, there is some staining around the hopper/downpipe area that may indicate minor splashing or intermittent moisture at high level.

The bathroom waste pipe appears aged, with some UV deterioration and limited support, resulting in slight sagging, though it appears functional at present.

The arrangement of the shared soil pipework with the adjoining property is unusual but appears serviceable from visual inspection.

What's likely required:

- Monitor rear hopper and downpipe junction for overspill during heavy rain
- Improve support to the bathroom waste pipe and replace clips if required
- Clear and maintain gutters routinely
- Confirm that shared drainage arrangements remain functioning correctly

Typical cost guidance: **£50 – £150**

External Walls

● Ongoing Maintenance / Improvement

The front brickwork, pointing, gable wall, verge and rendered passageway all appear sound. To the rear, the pebbledash render appears in overall good condition.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Windows & External Joinery

● Routine Repair

The property has UPVC windows and doors which appear in good condition.

Internally, there is minor paint flaking and localised deterioration around some reveals and sills, particularly where moisture has affected finishes.

What's likely required:

- Localised making good to affected reveals and sills
- Redecoration of small affected areas
- Continue normal maintenance of frames, hinges and seals

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

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The rear garden is paved, fenced, neat and maintained.

No obvious repair requirements were noted externally to the garden areas from the accessible parts inspected.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Internal Condition

● Priority Repair

Internally, the property is generally in sound and maintained condition.

There is localised damp affecting the utility area, visible as bubbling finishes to the windowsill area and damp staining to the wall behind the washing machine up to around 1 metre high.

The cellar appears drier than average for this type of property and has been lined and finished, with no visible signs of mould or timber damage.

What's likely required:

- Check and address any external or plumbing-related moisture source affecting the utility area and allow to dry as required
- Carry out localised plaster repairs and redecoration where needed

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

● Routine Repair

There is localised efflorescence to brickwork around the log burner opening.

There is also localised lifting or movement to the wall finish / lining paper in parts of the lounge and front bedroom. This appears limited and may require opening up and localised making good if redecoration is planned.

What's likely required:

- Brush down efflorescence and monitor the area for any recurrence
- Localised opening up and making good to loose wall finishes where required
- Filling, patch repair and redecoration to affected areas

Typical cost guidance: **£150 – £400**

● Ongoing Maintenance / Improvement

The internal finishes are generally in acceptable condition, with a number of minor cosmetic items that would benefit from gradual improvement over time. This is typical for a property of this age and amounts to general ongoing upkeep only.

What's likely required:

- Localised cosmetic touch-ups and redecoration in places
- Minor caulking and finishing works to skirtings and trims

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

Kitchen

Routine Repair

The kitchen appears in good overall condition.

Minor issues include water damage to the lower edges of cupboard doors near the sink, missing sealant at sections of the worktop / tile junction, and small gaps around flooring penetrations beneath the radiator.

What's likely required:

- Replace missing sealant in kitchen between worktop and tiles
- Carry out localised making good to cupboard door edges, with replacement only if preferred
- Fill minor flooring gaps behind radiator tails if desired

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

Bathroom

Ongoing Maintenance / Improvement

The bathroom is in good condition overall. No extractor fan was evident, though this is not uncommon in properties of this type. A few minor finishing details are also present around trims.

What's likely required:

- Optional installation of mechanical extraction to the bathroom as an improvement item

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

Attic

● Priority Repair

There is localised damp staining visible around both purlins (roof timbers), with some evidence of previous stain blocking or repainting. This may relate to roof flashing or roof junction detail and should be addressed early to prevent continued moisture ingress.

What's likely required:

- Inspect flashing and abutment details at the junction with the adjoining property
- Repair any localised points of water ingress
- Redecorate affected internal finishes once the area is confirmed dry
- Monitor for any recurrence after repair

Typical cost guidance: **£300 – £1,000**

Services

● Ongoing Maintenance / Improvement

A gas boiler is present in the kitchen, and a relatively modern consumer unit is present in the cellar along with the gas and electricity meters. A cellar extract fan is also installed.

Services were not tested as part of this visual review, but the visible setup appears typical and serviceable.

What's likely required:

- As part of the normal purchase process, confirm that appropriate electrical certification is available
- Standard gas checks would normally form part of the purchase process

Typical cost guidance: **No immediate cost anticipated**

Practical Next Steps

- Inspect and repair the likely source of damp at attic level, particularly around flashing or the junction with the adjoining property
- Investigate and make good the localised damp affecting the rear utility area
- Replace missing kitchen sealant and carry out minor internal finishing works
- Improve support to the bathroom waste pipe and monitor the rear hopper/downpipe area
- Confirm gas, boiler and electrical checks as part of the purchase process
- Tackle cosmetic redecoration gradually as preferred

Prioritising the damp-related items first should help avoid further deterioration to internal finishes and keep the remaining work limited to routine maintenance.

Practical Context

This appears to be a typical Sheffield end terrace that has been maintained to a reasonable standard and is generally in sound order. The majority of the property presents well, and the issues noted are localised rather than widespread.

The key consideration is not major structural work, but a small number of moisture-related items and a few minor finishing works. In practical terms, these are manageable and typical for a property of this age.

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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