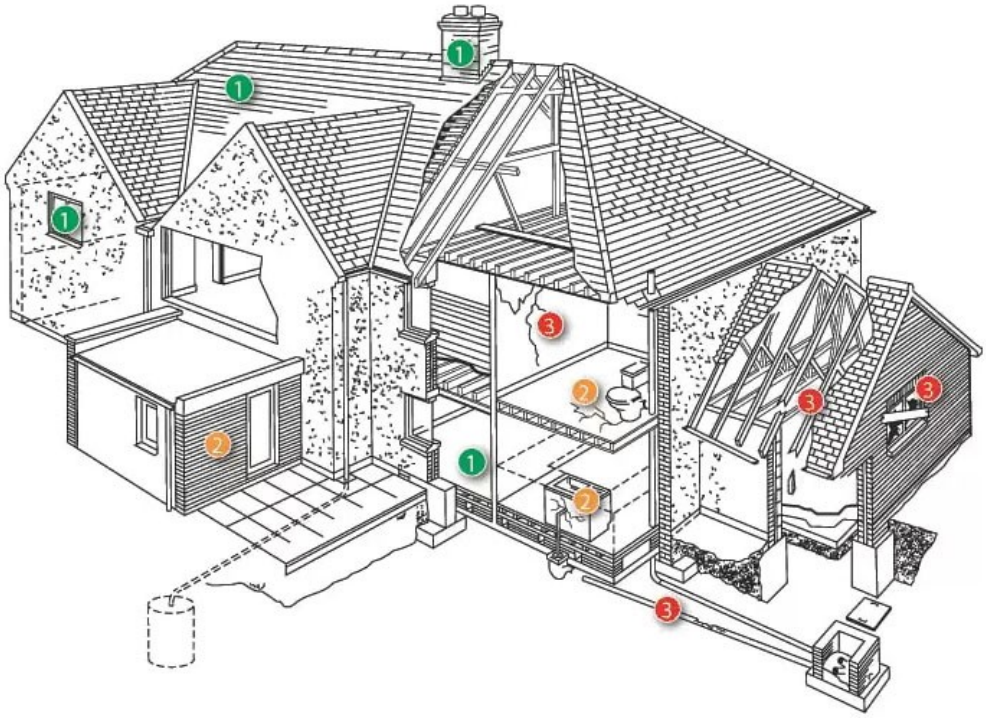
HomeCheck™



HomeCheck Property Review

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

Property address: 136 Taplin Road, S6 4JH

Date: 15 October 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 house is in good condition for its age, and presents well, particularly internally.

The issues identified are mostly minor and localised. A couple are best dealt with early, mainly to keep water out, while the rest are cosmetic, optional or can be planned over time.

The property needs modest repairs and routine upkeep rather than refurbishment, with an ageing roof to budget for in the medium term.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted.

- **Priority Repair**
  - Vegetation is growing near the top of the chimney stack, with efflorescence to the chimney breast and daylight at the flashing in the attic.
  - The shower enclosure seal has failed at its base, allowing some water to escape.

- **Routine Repair**
  - The external louvred vent to the boiler cupboard has stuck and wedged-open flaps.

- **Ongoing Maintenance / Improvement**
  - The original slate roof is serviceable but nearing the end of its life, with re-roofing likely within 5 to 10 years.
  - Water staining is visible beneath the rear gutter junction with 138; active leakage was not confirmed in dry weather.
  - The shared brick outhouse to the rear is roofless and its brickwork is significantly deteriorated.
  - There is no handrail to the staircase.
  - Minor cosmetic items: flaking paint to the front first-floor sill, worn kitchen laminate, uneven bathroom paint and light marks to decoration.

Typical Cost Guidance

- **Priority Repair:** £450 – £900
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £50 – £100
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,100 – £2,100
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into and live in as it is. The early items, clearing and checking the chimney and resealing the shower, are modest jobs, best done soon so that small problems stay small. The remaining items, including the shared outhouse, are cosmetic or optional and can be handled at the owner's own pace.

The main budgeting point is the roof. It appears watertight now, but as the original slate covering it is near the end of its life and is likely to need replacing within the next 5 to 10 years. This is typical for a Sheffield terrace of this age and should be planned for as a future cost rather than read as a current defect.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Priority Repair

The chimney brickwork and pointing above the roofline appear sound, but vegetation is growing near the top of the stack. If left, it can erode the pointing and allow water into the stack.

In the attic there is a fair amount of efflorescence on and around the chimney breast, suggesting slight long-term dampness. Daylight is also visible in a couple of places around the stack where the flashing sits, which would not normally be expected. Nothing appeared actively damp at the time of inspection.

What's likely required:

- Clear the vegetation from the chimney stack
- Check the flashing around the stack and reseal locally where gaps are found

Typical cost guidance: £300 – £600

Flashing renewal (if required): £600 – £1,200

● Ongoing Maintenance / Improvement

The roof appears to be the original slate covering, likely over 100 years old. Some slates have been replaced over time and a couple have slipped slightly, but there is nothing to suggest the roof is not watertight.

In the attic there is no membrane beneath the slates, and the slate undersides show white flaking, both consistent with their age. The covering appears serviceable now but is nearing the end of its life.

What's likely required:

- No immediate works required
- Plan for re-roofing within the next 5 to 10 years

Typical cost guidance: No immediate cost anticipated

Future re-roof allowance (not immediate): £6,000 – £8,000+

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters, downpipe, soil pipe and visible drainage generally appear sound.

A water mark runs down the rear wall beneath the gutter junction between 136 and 138, suggesting the joint has leaked. As it was not raining, active leakage could not be confirmed.

What's likely required:

- Observe the rear gutter junction during rainfall
- Reseal the joint if active leakage is seen

Typical cost guidance: No immediate cost anticipated

Local gutter joint repair (if required): £150 – £300

External Walls

● **Routine Repair**

The front brickwork and rear render appear sound.

The louvred vent cover providing ventilation to the boiler cupboard has two flaps stuck and one wedged open.

What's likely required:

- Replace the vent cover, ideally with a fixed cowl

Typical cost guidance: £50 – £100

Windows & External Joinery

● **Ongoing Maintenance / Improvement**

The UPVC windows and doors appear sound. Paint is flaking to the front first-floor window sill; this is appearance only.

What's likely required:

- Prepare and refinish the front first-floor sill

Typical cost guidance: £100 – £200

Internal Condition

● **Ongoing Maintenance / Improvement**

The living room, stairs, landing and bedrooms are in good decorative condition, with only minor marks and scuffs to paintwork from normal wear and picture fixings.

There is no handrail to the staircase. One would normally be expected, but fitting one is optional. Some plaster has cracked and flaked around the attic hatch in the rear bedroom; this is decorative only.

The attic is otherwise typical and sound. The efflorescence to the chimney breast is covered under Roof & Chimney.

What's likely required:

- Fill, caulk and touch up paintwork where desired, including around the attic hatch

Typical cost guidance: £150 – £300

Staircase handrail (optional): £150 – £300

Kitchen & Bathroom

● Priority Repair

The shower enclosure is no longer sealed where it sits on the tray. Pressing the sealant at the base nearest the bathroom door releases water, and the sink-side edge may also be affected. The volume escaping appears small, but the enclosure is not watertight. There is also minor black mould to the sealant inside the enclosure, particularly in the wall corner.

In the kitchen, the sealant behind the sink is mould-stained. The vendor advises it is to be renewed before the property is marketed.

What's likely required:

- Renew the sealant between the shower enclosure and the tray

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The kitchen is modern and in good condition. The laminate floor shows minor wear, with a few chipped corners and a small piece missing in front of the sink. Laminate cannot practically be patched, so the choice is to leave it as it is or replace the floor.

The bathroom walls show lighter and darker shades of grey where a slightly different colour has been applied over the original.

What's likely required:

- Repaint the bathroom walls in a single colour

Typical cost guidance: £150 – £300
Kitchen laminate replacement (optional): £300 – £450

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The boiler appears visually sound.

What's likely required:

- Confirm routine servicing history for the boiler
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The house opens directly onto the pavement. To the rear, the decking, hard standing, fencing and retaining brick wall appear sound.

The old brick outhouse at the rear is shared between four houses, and it is unclear which section belongs to 136. Its roof structure has been removed and the brickwork is significantly deteriorated, with at least three of the four sections in very poor condition. It is detached from the house and does not affect its condition.

What's likely required:

- Confirm which section of the outhouse belongs to 136
- Take down or rebuild the brick walls and roof structure to make them safe, in agreement with the neighbouring owners; a fair amount of demolition is likely before any rebuild

Typical cost guidance: £500 – £1,000

Practical Next Steps

- Clear the vegetation from the chimney stack and check and reseal the flashing.
- Renew the sealant between the shower enclosure and the tray.
- Replace the boiler cupboard vent cover with a fixed cowl.
- Observe the rear gutter junction with 138 during rainfall and reseal if it is leaking.
- Budget for re-roofing within the next 5 to 10 years.
- Confirm which section of the shared outhouse belongs to 136, and agree with the neighbours whether to take it down or rebuild it.
- Complete cosmetic touch-ups, refinish the front sill and repaint the bathroom walls; replace the kitchen laminate and fit a staircase handrail if desired.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield terrace that presents well internally, with a modern kitchen, a walk-in shower and decoration in good order.

The efflorescence in the attic and the staining beneath the rear gutter are common in older terraces and point to slow, long-term moisture rather than active damage. Dealing with the chimney flashing and observing the gutter in rain are the sensible first steps.

The attic is largely open, as the roof is built with purlins, and has potential for conversion. If that is of interest, it would make sense to plan it alongside the eventual re-roof.

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