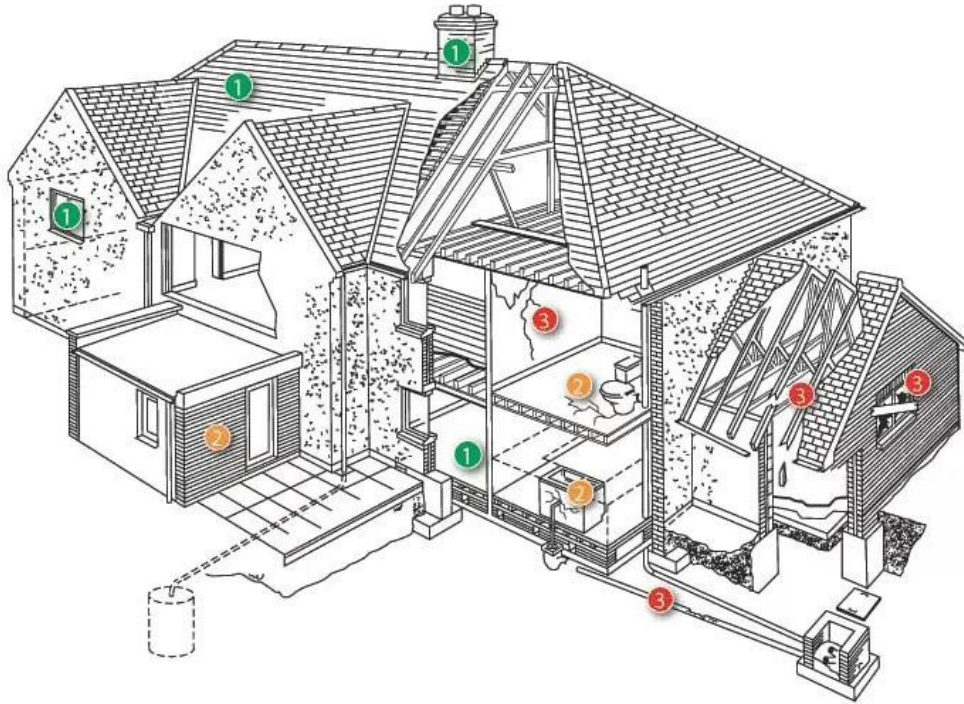


HomeCheck™



HomeCheck Property Review

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

Property address: 81 Bolsover Road, S5 6UQ

Date: 3 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 mid-terrace house is in average condition for its age, and presents as a sound property carrying a number of small, manageable issues.

The items noted are mostly minor and localised, and the theme running through the property is damp-related marking and mould to external walls and ceilings in several rooms. The guttering is reported to have been replaced since, and the affected areas were dry at the time of inspection, so much of this is likely to be making good rather than fresh repair. A couple of items are worth looking at early, but nothing points to work of any scale.

Overall this is a property needing a planned catch-up of repairs and redecoration rather than refurbishment, with an ageing but serviceable roof covering to budget for in the longer term.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The dampness to the untanked cellar is typical of a Sheffield terrace of this age.

● Priority Repair

- A water stain with damp and mould is present to the kitchen ceiling above the cooker, with the source above not yet confirmed.
- The consumer unit cover in the cellar is off and resting on top of the unit.

● Routine Repair

- Damp-related staining, mould and lifting wallpaper are present at external walls and ceilings in the living room, both bedrooms and the second floor.
- One or two slates have slipped to the front roof slope.
- Pointing below the bay window is loose, and a ceiling board joint has dropped in the ginnel.
- The kitchen sink is not sealed to the worktop, with mould to the kickboards and to bathroom sealant.
- Fence posts to one rear boundary are leaning, and the outbuilding roof is covered by a tarpaulin.

● Ongoing Maintenance / Improvement

- The roof covering is original and serviceable, but nearing the end of its service life.
- Paint to the front and rear window sills is flaking, with around half missing to the first-floor sill.
- Decoration is tired to the second floor, with lifting wallpaper and adhesive residue in several places.
- Worn decking and stored timber remain in the rear garden, which the tenant reports will be cleared.
- There is no mechanical extraction to the bathroom.

Typical Cost Guidance

- **Priority Repair:** £400 – £800
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,500 – £4,800
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,400 – £2,600
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect, but a set of smaller items best dealt with as a coordinated programme rather than one at a time. Most of the internal marking follows damp at external walls, and the important question is simply whether the reported guttering repair has resolved the cause. The areas were dry on the day, so the sensible approach is to see the property through a spell of wet weather before committing to replastering and redecoration.

Two items are worth attention early: the kitchen ceiling stain, where the source above needs confirming, and the open consumer unit cover, which is a straightforward job for an electrician. Beyond that the work is normal for a terrace of this age — some pointing, a few roof slates, a fence, redecoration and a garden clearance.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The roof appears original and is in reasonable condition for its age. One or two slates have been replaced previously and one or two have slipped on the front slope. There is nothing to suggest current leakage, but the slipped slates are best refitted before they move further.

The rear slope has also had several slates replaced and is in similar condition, with nothing needing attention at present.

What's likely required:

- Refit or replace the slipped slates to the front slope, checking adjacent slates during access

Typical cost guidance: £300 – £450

● Ongoing Maintenance / Improvement

The covering as a whole is original and still doing its job, but it is nearing the end of its service life and will need replacing at some point. This is a budgeting matter rather than a defect.

What's likely required:

- Budget for renewal of the covering in the longer term — no work is needed now

Typical cost guidance: No immediate cost anticipated

Future re-roof allowance (not immediate): £6,000 – £10,000+

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The guttering and downpipes to front and rear appear sound. The guttering is reported to have been replaced recently, which is relevant to the damp marking noted internally.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The brickwork and pointing appear sound to the front and rear elevations and to the chimney breast. Some pointing below the bay window at ground level is loose and falling out.

In the ginnel, one joint in the boarded ceiling has dropped, leaving a gap into the floor structure above.

What's likely required:

- Rake out and repoint the loose area below the bay window
- Refix the dropped ceiling board joint in the ginnel to close the gap above

Typical cost guidance: £300 – £600

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows and external doors are white UPVC and appear sound throughout.

Paintwork to the sills is flaking. It is worst to the first-floor sill at the front, which runs the full width of the property and has lost around half its paint, with further flaking to the bay sill at ground level and to the first-floor sill at the rear. This is appearance only.

What's likely required:

- Strip, prepare and repaint the front and rear window sills

Typical cost guidance: £400 – £800

Internal Condition

● Routine Repair

Damp-related marking is present at external walls in several rooms: lifting wallpaper and mould to the front corner of the living room above the skirting, discolouration, bubbling wallpaper and mould to the wall below the front bedroom window, and mould with lifting wallpaper to the rear wall of the second bedroom. There is also staining to the front bedroom ceiling near the external wall, and minor discolouration to the second-floor ceiling around the chimney breast.

The tenant reports that the guttering has since been replaced, and none of these areas appeared damp on the day. The marking around the second-floor chimney breast is unexplained and worth checking. There is also black mould to the internal sealant around several window frames.

What's likely required:

- Monitor the affected walls and ceilings through a spell of wet weather to confirm the guttering repair has resolved the cause
- Once confirmed dry, carry out localised replastering, making good and redecoration to the affected areas
- Renew mould-affected sealant around the window frames

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

● Ongoing Maintenance / Improvement

Decoration is reasonable at ground and first floor, with scuffing, marks and lifting wallpaper edges in most rooms. The second floor is in poorer decorative order, with wallpaper lifting in several places, adhesive residue where fittings have been removed, and poor lining paper below the Velux window where vinyl has been partly stripped from the wall.

The cellar is a typical untanked Sheffield cellar with dampness at the usual level for its type. Plasterboard previously fixed to the outside wall is coming away, which makes the space look worse than it is. The first-floor joists are boarded over, so their condition could not be assessed.

What's likely required:

- Redecorate the second floor and make good elsewhere as desired
- Remove the failed plasterboard from the cellar wall and clear the space

Typical cost guidance: £500 – £1,000

Kitchen & Bathroom

● Priority Repair

There is a water stain with damp and mould to the kitchen ceiling above the cooker. The kitchen sits in a single-storey extension, so the source is likely to be either the roof above or the rear wall. It was not possible to confirm whether this is ongoing.

What's likely required:

- Check the extension roof and rear wall above to establish whether the source is still active
- Make good and redecorate the affected ceiling once dry

Typical cost guidance: Investigation and making good: £400 – £800

Roof or wall repair above (if confirmed): £500 – £1,000

● Routine Repair

The fitted kitchen is fairly modern and in reasonable condition. The sink is not fully sealed to the worktop, which is a likely route for moisture into the units below, and there is discolouration to the kickboards around much of the kitchen with black mould in the corner nearest the sink.

The bathroom is in acceptable condition, with black mould to the sealant around the bath and shower enclosure and to the ceiling along the rear wall and beside the chimney breast. The tenant reports the sink will be resealed and the mould removed before the property is marketed.

What's likely required:

- Seal the sink to the worktop and renew mould-affected sealant to the bath and shower enclosure
- Renew the kitchen kickboards and make good the bathroom ceiling once treated

Typical cost guidance: £100 – £200

● Ongoing Maintenance / Improvement

There is no mechanical extraction to the bathroom, which is a likely contributor to the mould noted.

What's likely required:

- Fit a mechanical extractor to the bathroom if desired

Typical cost guidance: Extractor installation (optional): £200 – £350

Services

● Priority Repair

The consumer unit is in the cellar. Its cover is off and sitting on top of the unit, leaving the fuses exposed.

What's likely required:

- Refit the consumer unit cover — it is present and designed to be screwed back into place

Typical cost guidance: £0 – £50

● Ongoing Maintenance / Improvement

The boiler is new and appears sound, and the gas and electricity meters appear sound. The consumer unit itself is dated, with rewirable fuses — a point to note rather than a fault.

What's likely required:

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

Typical cost guidance: £150 – £300

Consumer unit replacement (optional, if the electrical report advises): £600 – £1,000

Grounds & Outbuildings

● Routine Repair

The rear boundaries are brick walls with fencing to one side. The fencing is tired, with two or three posts out of vertical and beginning to lean.

Beyond the kitchen extension is a breeze block outbuilding used for storage, which houses the boiler. It is dry inside, but the roof covering is a tarpaulin stretched over the structure rather than a permanent covering.

What's likely required:

- Replace the leaning fence posts and refix the panels
- Provide a permanent roof covering to the outbuilding

Typical cost guidance: £800 – £1,600

● Ongoing Maintenance / Improvement

The front garden needs weeding and a general tidy. The rear garden is laid with worn decking and holds a quantity of stored timber and general rubbish. The tenant reports this will all be removed before the property is marketed.

What's likely required:

- Weed and tidy the front garden
- Clear the rear garden and remove the worn decking if not already done

Typical cost guidance: £300 – £500

Practical Next Steps

- Check the extension roof and rear wall above the kitchen ceiling stain to confirm whether the source is still active.
- Have an electrician refit the consumer unit cover and confirm the condition of the installation.
- Refit or replace the slipped slates to the front roof slope.
- Monitor the damp-affected walls and ceilings through wet weather before committing to replastering and redecoration.
- Seal the kitchen sink to the worktop and renew mould-affected sealant to the kitchen, bathroom and window frames.
- Repoint below the bay window and refix the dropped ceiling board in the ginnel.
- Replace the leaning fence posts and provide a permanent roof covering to the outbuilding.
- Confirm the garden clearance has been carried out, and gas and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield mid-terrace and behaves like one. The cellar dampness, the untanked walls and the marking at external walls are all common in properties of this age and construction, and none of it points to anything unusual.

Most of the internal work rests on one question — whether the reported guttering repair has stopped the damp. If it has, the internal items are decoration and localised plastering. If it has not, the cause would need to be found first and the internal repairs held back until it is.

The roof is the one longer-term item to plan for. It is serviceable now and needs nothing beyond the slipped slates, but it is original, and the eventual cost of renewal is better carried in a buyer's thinking from the outset than met as a surprise.

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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