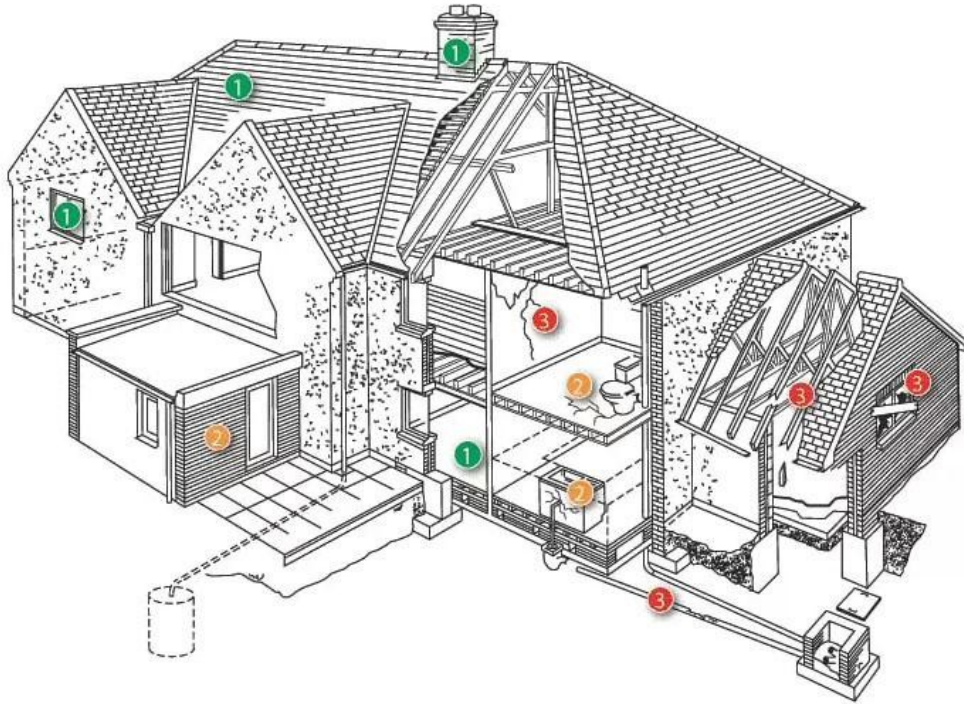


# HomeCheck<sup>TM</sup>



## HomeCheck Property Review

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

**Property address:** 10 Hawksworth Road, S6 2WG

**Date:** 7 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 brick-built end terrace is in average condition for its age, and presents as a sound house part-way through an unfinished round of repair and redecoration.

Most of what was noted is decorative rather than structural. Plaster repairs and made-good areas have been left unfinished in several rooms, and hairline cracking at wall and ceiling junctions is widespread but does not, on the visible evidence, indicate movement. A smaller number of items are practical rather than cosmetic and are worth dealing with early, mainly where damp is showing internally.

In budget terms this is a making-good and decorating exercise with a handful of modest repairs alongside it, rather than a refurbishment project.

### Summary of Condition

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#### ● Structure

- No obvious signs of structural movement were noted. Hairline cracking is present at wall and ceiling junctions and plasterboard joints in most rooms, which is typical for a property of this age and construction, but is worth recording and monitoring.

#### ● Priority Repair

- Damp staining is visible to the walls, chimney breasts and sloping ceilings of the attic room, and low-level damp and mould are present in the entrance hallway.
- The stair handrail is pulling away from the wall, with the two upper fixings loose.
- A gutter joint at the rear extension has come apart from the downpipe and is discharging onto the ground.

#### ● Routine Repair

- The painted timber bath and shower surround shows mould to the paintwork and needs refinishing in a water-resistant finish.

#### ● Ongoing Maintenance / Improvement

- Plaster repairs around replaced windows in several rooms, and areas of bare plaster in the kitchen and shower room, remain undecorated.
- Condensation-related black mould is visible in the lounge, both bedrooms and to one extension door reveal, and paint is peeling and bubbling around the shower room window.
- General decorative wear is present throughout: filled holes, scuffs, screw pops and small holes to the storage cupboard ceilings.
- The plaster to the front bedroom walls is uneven beneath the paintwork.
- Planting is significantly overgrown down one side of the rear garden, and paintwork to the painted stonework is flaking.

## Typical Cost Guidance

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- **Priority Repair:** £1,000 – £2,000  
*(items best addressed early to prevent further deterioration)*
- **Routine Repair:** £400 – £800  
*(typical maintenance and repairs that can be planned over time)*
- **Ongoing Maintenance / Improvement:** £3,500 – £5,800  
*(optional upgrades and general improvements depending on preference)*

## What This Means

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The key point here is not one major defect but the volume of small unfinished work. The house is sound and habitable, the kitchen and rear extension are good, and most of the spend is decorative and can be phased room by room to suit a buyer's budget.

The exception is damp. Two areas — the attic chimney breasts and the entrance hallway — need the cause established before money is spent on finishes there. Elsewhere the marking is condensation-related, or may already have been resolved by the recent external render and insulation, and is best made good and then watched.

# Property Condition Overview

*What was observed during inspection*

## Roof

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### ● Ongoing Maintenance / Improvement

The roof coverings to the front and rear slopes and to the rear extension appear sound from ground level, with no visible issues.

#### What's likely required:

- No immediate works required
- Ongoing maintenance only

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

## Rainwater Goods (Gutters & Drainage)

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### ● Priority Repair

The gutters and downpipes to the main house appear sound, as do the soil pipe and the visible waste drainage.

At the rear extension a gutter joint has come apart where it meets the downpipe, and rainwater is currently discharging onto the ground rather than into the drain. This is a five-minute job with a ladder, but is best done promptly, as water is being shed against the building.

#### What's likely required:

- Reconnect the gutter joint to the extension downpipe
- Check the wall and ground below once it is running correctly

**Typical cost guidance:** £0 – £100

## External Walls

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### ● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound. The gable and the whole rear elevation are rendered and stand proud of the brickwork by around three inches, which suggests external wall insulation has been applied. The render appears sound.

Paintwork to the painted stonework — the cills at ground and first floor and the head over the front door — is flaking. This is appearance only and does not affect the fabric.

#### What's likely required:

- Repaint the painted stonework if desired — appearance only

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

Optional repaint of the painted stonework: £300 – £500

## Windows & External Joinery

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### ● Ongoing Maintenance / Improvement

The windows and external doors are UPVC to both the main house and the extension, and all appear sound.

#### **What's likely required:**

- No immediate works required
- Ongoing maintenance only

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

## Services

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### ● Ongoing Maintenance / Improvement

The visible services appear sound, including the gas appliance flue terminal to the front elevation and the waste drainage from the kitchen and bathroom.

#### **What's likely required:**

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

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

## Internal Condition

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### ● Priority Repair

Damp staining is visible to the walls, chimney breasts and sloping ceilings of the attic room, in the vicinity of both chimney breasts. The source cannot be established from inside and is most likely to lie at the stacks or their flashings. This should be traced and put right before those areas are redecorated.

In the entrance hallway there is damp and black mould to the lower wall just inside the front door, with paint bubbling to the party wall. The property sits on a slope and that wall is likely to be retaining, and possibly below external ground level, which is the more likely explanation here.

The stair handrail is pulling away from the wall, with the two upper fixings loose.

#### **What's likely required:**

- Trace the source of the attic and hallway damp before redecorating
- Repair the source and make good internally
- Refix the stair handrail securely into the wall

**Typical cost guidance:** Trace and repair the damp sources, with making good: £800 – £1,600

Refix the stair handrail: £150 – £300

### ● Ongoing Maintenance / Improvement

The house is in reasonable decorative condition throughout, but a round of repair and redecoration has been left unfinished. Plaster repairs around replaced windows in the lounge, on the landing and in both bedrooms, areas of bare plaster in the kitchen and shower room, filled holes, scuffs, screw pops and small holes to the storage cupboard ceilings all remain to be made good. The plaster to the front bedroom walls is also uneven beneath the paintwork.

Condensation-related black mould is visible in the lounge beneath the front window, in the corners of both bedrooms and to one lower door reveal in the extension. The external insulation to the gable and rear may already have reduced this, so the marking may not be ongoing.

The rear extension is recently finished and in good decorative condition. Hairline cracking at wall and ceiling junctions is widespread but consistent with normal shrinkage and settlement for a house of this age.

#### **What's likely required:**

- Fill, make good and redecorate the unfinished areas through the house
- Clean, stain-block and redecorate the mould-affected areas, then monitor for recurrence
- Record and monitor the hairline cracking

**Typical cost guidance:** £3,000 – £5,000

Optional re-skim to the front bedroom walls: £600 – £1,000

## Kitchen & Bathroom

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### ● Routine Repair

The fitted kitchen is modern and in good condition.

In the first-floor bathroom the bath and shower surround is formed in painted timber panelling, with black mould to the paintwork. Painted timber is an unusual finish in a shower area and needs a durable, water-resistant finish to keep water out of the boarding. There is also a hole in the panelling beside the WC where an overflow appears to have been removed, and a clad wall where the paintwork was not finished. Mechanical extraction is fitted.

#### **What's likely required:**

- Remove the mould, scrape back and refinish the bath and shower surround in a water-resistant finish
- Fill and decorate the hole in the panelling beside the WC and complete the unfinished paintwork

**Typical cost guidance:** £400 – £800

Optional replacement of the surround in tiling or plastic panelling: £700 – £1,200

### ● Ongoing Maintenance / Improvement

In the shower room off the kitchen, paint is peeling at the upper corner of the window and flaking and bubbling below it. Mechanical extraction is fitted, and this wall has recently been rendered and insulated externally, so the source may already have been dealt with. The practical approach is to make good and redecorate, then watch the area — if the marking returns, there is a live source to address.

#### **What's likely required:**

- Scrape back, make good and redecorate the affected areas around the shower room window
- Monitor for recurrence once redecorated

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

## Grounds & Outbuildings

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### ● Ongoing Maintenance / Improvement

There is no front garden. The paved side access and the paved and decked rear garden appear sound, and the brick wall, fencing and trellis boundaries are in reasonable condition.

Planting is significantly overgrown down one side of the rear garden and needs cutting back. This is a few hours of work rather than a project.

#### **What's likely required:**

- Cut back the overgrown planting to the rear garden

**Typical cost guidance:** £300 – £500

## Practical Next Steps

- Reconnect the gutter joint to the rear extension downpipe.
- Refix the stair handrail securely into the wall.
- Trace and repair the damp sources at the attic chimney breasts and the entrance hallway, then make good.
- Refinish the bath and shower surround in a water-resistant finish and fill the hole in the panelling beside the WC.
- Make good and redecorate the mould- and damp-affected areas, including the shower room window wall, then monitor for recurrence.
- Complete the unfinished plaster repairs and redecoration through the house.
- Cut back the overgrown planting to the rear garden.
- Confirm boiler servicing history and carry out gas and electrical checks as part of normal purchase checks.

## Practical Context

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This is a typical Sheffield end terrace and the fabric is doing its job. The rendered and insulated gable and rear elevations are a real benefit, and the kitchen and rear extension are both good.

The damp findings divide into two kinds. The marking in the lounge, bedrooms, extension reveal and shower room is condensation-related or may already have been improved by the external insulation — make good, redecorate and watch it. The attic and hallway damp is different: those need the cause found before money is spent on finishes.

The hairline cracking seen through the house reads as normal for the age and construction. Recording it with a photograph and checking it again in six to twelve months is the practical way to confirm that.

## Important Note

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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™

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