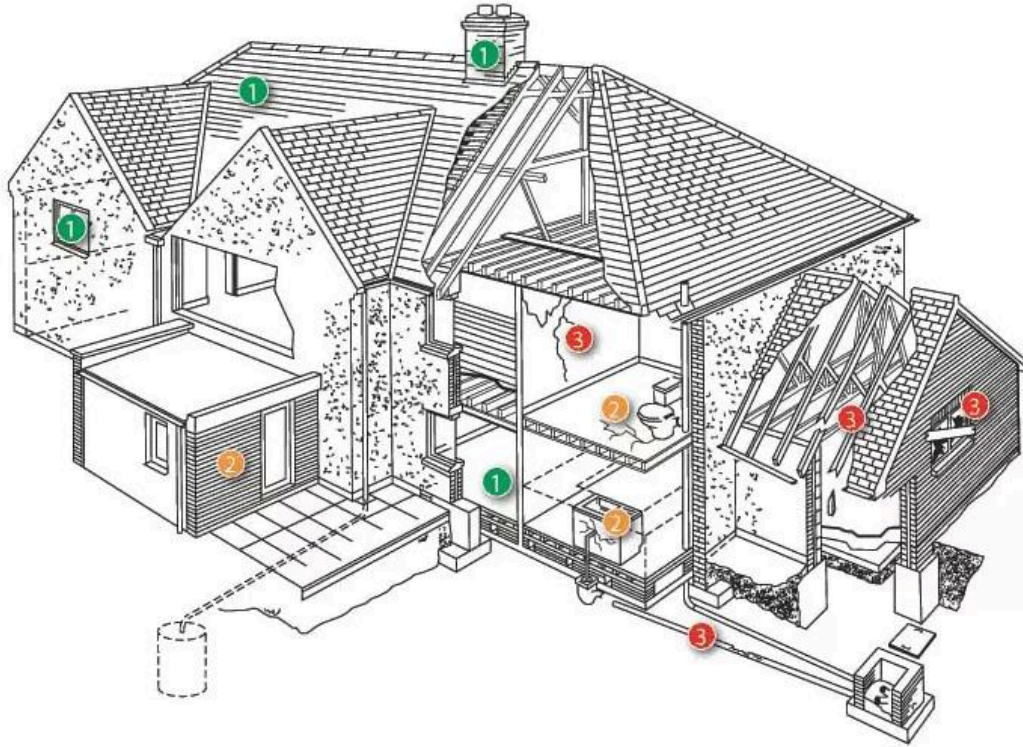


SurveyCheck



SurveyCheck Property Review

Practical advice and cost guidance based on site inspection

Property address: 14 Example Street, Sheffield

Date: 12 March 2026

This review reflects over 20 years of hands-on experience working on residential properties similar to this one.

About the Report

This report explains the findings in your survey report in practical terms so you can decide how to move forward with the purchase.

It focuses on three key questions:

- Is it actually a problem?
- How urgent is it?
- What might it cost to address?

Colour Coding

The building work recommendations in this report are colour coded according to the timescale in which it is suggested that they are carried out, as follows:

- 1 - Urgent
- 2 - 1-3 Years
- 3 - 3+ Years
- 4 - Optional
- 5 - Maintenance

These timescales are given as a suggestion only and are in no way a guarantee of when building work will need to be carried out.

They should be considered along with any other recommendations given.

Outside the property

The following items relate to the exterior condition of the property.

A1 Chimney stacks

Some local repointing is recommended, and sections of render may need replacing or removing. This would help reduce the risk of penetrating damp, as visible in the attic bedroom.

Suggested timeframe: 1-3 years

Estimated cost: £500-£1,000 (scaffolding may be required)

It would be sensible to carry out roof and chimney repairs at the same time where possible as they will likely require scaffolding.

A2 Roof coverings

Main roof - One tile on the front roof slope appears lifted and should be reset. Seal the end of the right hand ridge tile to prevent water ingress. Moss removal from tiles, flashings and gutters would help reduce future maintenance issues.

Suggested timeframe: 1-3 years

Estimated cost: £500-£1,000 (scaffolding may be required)

It would be sensible to carry out roof and chimney repairs at the same time where possible as they will likely require scaffolding.

A3 Rainwater pipes and gutters

The rear guttering at the right hand end where it joins to the neighbours has a visible leak. Replacing this rear section of guttering with UPVC would likely reduce future maintenance.

The front guttering also leaks at the left hand end where it joins to the neighbours. This leak needs sealing to prevent water ingress.

Suggested timeframe: Urgent

Estimated cost: £600-£1,200

A4 Main walls

Some areas of missing or deteriorated pointing to the front and rear of the property may benefit from repair.

Suggested timeframe: 3+ years

Estimated cost: £1,000-£2,000 (scaffolding may be required)

Applying a stabilising or water-repellent treatment may help slow further deterioration.

Suggested timeframe: 3+ years

Estimated cost: £200-£500

A5 Windows

Some double glazed units (DGU's*) appear to have failed and may be worth replacing to improve thermal performance.

Suggested timeframe: Optional

Estimated cost: £100-£300 per unit

* DGU's are the glass panels within the uPVC frames

The sealant around the bathroom window may benefit from replacement.

Suggested timeframe: 1-3 years

Estimated cost: £200-£300

Monitor the Velux window in the attic during heavy rain to see if it is leaking. If it does leak then it will need replacing.

Suggested timeframe: Optional

Estimated cost: £600-£1,200

I recommended replacing the Velux (if necessary) at the same time as roof and chimney repairs as it will also likely require scaffolding.

A6 Outside doors (including patio doors)

None

A7 Conservatory and porches

None

A8 Other joinery and finishes

All external joinery (fascias, front door surround, bay window & sides of the dormer) would benefit from repair and redecoration to remove any wet rot and prevent further deterioration.

Suggested timeframe: Urgent

Estimated cost: £1,500-£3,000

A9 Other

None

Inside the property

The following items relate to the interior condition of the property.

B1 Roof structure

The roof structure is in average condition for a property of this age. **No specific work is recommended at this stage.**

B2 Ceilings

The ceilings appear to be in average to slightly poor condition in several areas. Some textured coverings may contain asbestos, but this is of low risk if undisturbed. No specific work is recommended at this stage. Future ceiling repairs would most economically be achieved by a process of overboarding and re-plastering.

Suggested timeframe: [Optional](#)

Estimated cost: £500-£800 per ceiling

B3 Walls and partitions

The walls and partitions appear to be in average condition for a property of this age. No specific work is recommended at this stage. If you plan to redecorate, it may be worth planning for additional repair costs as the plaster may be damaged by wallpaper removal, etc.

Suggested timeframe: [Optional](#)

Estimated cost: £800-£1500 per room (to repair & re-plaster)

B4 Floors

The floors appear to be in generally average condition for a property of this age. The RICS report noted timbers in contact with damp masonry in the cellar as well as evidence of wood boring beetles (I saw no evidence of wood boring beetles).

If wood boring beetles are present then an application of a woodworm killer solution should be sufficient.

Suggested timeframe: [Optional](#)

Estimated cost: £50/£80 (self application)

The cellar is in a very dry condition for a Sheffield house of this age. The joists have been in contact with the masonry for 100 years+ and are still in acceptable condition with no signs of wet or dry rot.

No specific work is recommended at this stage.

B5 Fireplaces, chimney breasts and flues

There is evidence of penetrating damp on the chimney breast in the attic bedroom, although this appears to be minor.

The exact cause of this damp is difficult to determine and may require any or all of chimney repointing, chimney capping, roof flashing replacement and roof tile replacement in order to solve the problem.

No immediate work appears necessary at this stage (I recommend monitoring this area and taking action to effect repairs if the problem escalates).

The gas fire in the living room and the chimney flue should be tested before use (or a current certificate of inspection provided).

Suggested timeframe: Urgent

Estimated cost: £80-£150

B6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

None

B7 Woodwork (for example, staircase joinery)

None

B8 Bathroom fittings

None

B9 Other

It would be sensible to install battery-operated smoke alarms on each floor of the property as well as a battery operated heat alarm in the kitchen area.

It would be sensible to install battery-operated carbon monoxide alarms in the living room and first floor rear bedroom.

Suggested timeframe: Urgent

Estimated cost: £15-£30 per alarm (self installation)

Services

The following items relate to the visible condition and general function of the property's main services.

C1 Electricity

The electrical system (as far as it is visible) and the electrical consumer unit appear to be in generally acceptable condition based on visible inspection.

No specific work is recommended at this stage.

C2 Gas/oil

The mains gas connection and plumbing (as far as it is visible) appear to be in acceptable condition.

No specific work is recommended at this stage.

C3 Water

The mains water connection and plumbing (as far as it is visible) appear to be in acceptable condition.

No specific work is recommended at this stage.

C4 Heating

The gas combi-boiler and radiator system appear to be in acceptable condition. I cannot comment on the condition or function of the gas fire in the living room. I recommend requesting an inspection certificate for the combi-boiler and the gas fire before completion of purchase.

The boiler and gas fire should also be inspected & serviced annually.

Suggested timeframe: Maintenance

Estimated cost: £100-£150

C5 Water heating

See section C4 above.

C6 Drainage

The soil pipe and waste water pipes from the bathroom & kitchen are all showing signs of leaking caused by age and UV damage. These may require repair or replacement in the future.

Suggested timeframe: 3+ years

Estimated cost: £500-£1,000

Grounds

The following items relate to the condition of external areas, boundaries and any outbuildings within the property.

D1 Garage

None

D2 Permanent outbuildings and other structures

The outbuilding is in fairly poor condition, which is common for structures of this type and age.

No specific work is recommended at this stage.

D3 Other

The boundaries of the property are fences, hedges and stone walls, all of which are in generally poor condition.

No specific work is recommended at this stage.

Cost Summary

E1 Urgent Costs

A3 Rainwater pipes and gutters - £600/£1200
A8 Other joinery and finishes - £1500/£3000
B5 Fireplaces, chimney breasts and flues - £80/£150
B9 Other - £15/£30 per alarm (approx. £100 in total)

Total Cost: £2280/£3450

E2 1-3 Year Costs

A1 Chimney stacks - £500/£1000
A2 Roof coverings - £500/£1000
A5 Windows - £200/£300

Total Cost: £1200/£2300

E3 3+ Year Costs

A4 Main walls - £1000/£2000
A4 Treat brickwork - £200/£500
C6 Drainage - £500/£1000

Total Cost: £1700/£3500

E4 Optional Costs

A5 Windows - £100/£300 (£500/£1500 in total)
A5 Velux window - £600/£1200
B2 Ceilings - £500/£800 per ceiling (£2500/£4000 in total)
B3 Walls and partitions - £800/£1500 per room (£4000/£7500 in total)
B4 Floors - £50/£80

Total Cost: £7650/£14280

E5 Maintenance Costs

C4 Heating - £100/£150

Total Cost: £100/£150

Recommended Next Steps

Based on the inspection and the issues identified in this report, the following steps would be sensible before completing the purchase.

Before Exchange of Contracts

The following checks or actions would be worth considering before committing to the purchase:

- Request a recent gas safety inspection certificate for the boiler and gas fire.
 - Confirm that the roof tile and gutter repairs are manageable maintenance items rather than signs of a larger issue.
-

Early Repairs After Purchase

These items are relatively straightforward and would ideally be addressed within the first year of ownership:

- Repair leaking gutter joints.
- Repair external joinery and redecorate affected areas.
- Install smoke and carbon monoxide alarms.

Estimated cost range: **£2,300 – £3,500**

Medium-Term Maintenance

These items are typical maintenance tasks for a property of this age and can be addressed gradually:

- Chimney repointing.
- Minor roof repairs.
- Bathroom window sealant replacement.

Estimated cost range: **£1,200 – £2,300**

Longer-Term Maintenance

These items are not urgent but may require attention over the coming years:

- External brickwork treatment.
- Drainage pipe repairs.

Optional Improvements

These items are largely cosmetic or efficiency improvements and can be carried out if desired:

- Replacement of failed double-glazed units.
- Ceiling repairs during redecoration.
- Internal plaster repairs.

Overall Assessment

Most of the issues identified in this report are typical maintenance items for a property of this age and do not indicate serious structural concerns.

In simple terms: the property appears to be in typical condition for a house of this age and construction, with a small number of routine repairs likely in the short term.

Most issues identified relate to:

- Routine maintenance
- Minor roof and rainwater repairs
- Cosmetic internal improvements

There are **no obvious signs of major structural problems.**

Property Condition Summary

- **Structural condition:** No obvious signs of major structural concerns.
- **Short-term maintenance:** Minor roof and rainwater repairs recommended.
- **Medium-term maintenance:** Chimney and pointing repairs likely within the next few years.
- **Optional improvements:** Internal cosmetic repairs and glazing upgrades.

Estimated short-term repair costs:

£2,300 – £3,500

Many buyers find it helpful to share this summary when discussing next steps with their estate agent or solicitor.

Prepared By

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SurveyCheck

www.surveycheck.uk

Important Note

This report provides practical guidance based on a visual inspection of accessible areas and discussion of the survey report.

It is not a regulated survey, structural engineer's report, or contractor quotation.

Cost estimates are indicative only and may vary depending on contractors, specification, and market conditions.

The purpose of this report is to help you understand the survey findings and make an informed decision about how to proceed with the purchase.