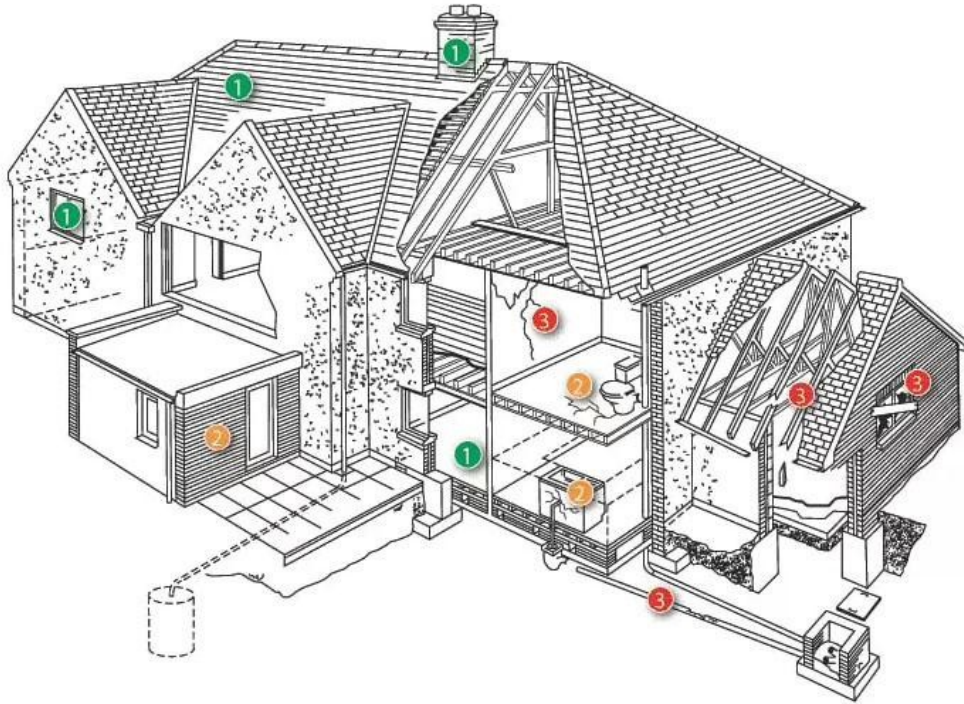


HomeCheckTM



HomeCheck Property Review

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

Property address: 18 Farndale Road, S6 1SH

Date: 23 July 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 brick and stone house is in good condition for its age, and presents as a well-kept property that has recently been redecorated throughout.

The items identified are mostly minor and localised, and the majority are cosmetic or routine repairs that can be planned rather than rushed. The main exceptions are a small number of water-related items in the bathroom and a loose cistern, which are best addressed early. The roof is serviceable but approaching the end of its life, which is a budgeting point rather than an immediate repair.

Overall this reads as a property requiring normal upkeep and a modest set of planned repairs, with a longer-term allowance for the roof.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The uneven and damp cellar conditions are typical of a Sheffield terrace of this age and are not a sign of instability.

● Priority Repair

- A cracked tile and missing low-level grout are present within the shower enclosure, allowing water behind the tiling.
- The WC cistern is propped and taped to the wall rather than properly fixed.

● Routine Repair

- Low-level damp is affecting painted stonework and brickwork to the front elevation and side passage, with bubbling and peeling paintwork and some surface crumbling.
- The double-glazed unit to the top opening light in bedroom one has failed, showing internal condensation.
- A small area of pointing is missing at the top of the rear wall.
- The external bathroom vent has no cover.
- Mould staining is present to sealant behind the kitchen sink and within the shower enclosure.

● Ongoing Maintenance / Improvement

- The original slate roof is serviceable and appears watertight, but is likely to need replacing within the next five to ten years.
- A historic rust line is visible to the wall below the box guttering; no active leakage was evident.
- The bifold door to bedroom two is off its runner and catching on the floor.
- Black mould staining to bathroom grout and to the Velux frame and glass should clean off.
- Minor scuffing and plaster damage are present within the understairs store.
- The rear brick outhouse is run down but usable, currently in service as garden storage.

Typical Cost Guidance

- **Priority Repair:** £400 – £800
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £700 – £1,200
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £300 – £600
(optional upgrades and general improvements depending on preference)

What This Means

The key point is not one major defect, but a small collection of manageable items across an otherwise well-presented house. Most of the interior has been recently redecorated and recarpeted, and the structure, brickwork and pointing all appear sound. The items needing attention are concentrated in the bathroom and in low-level damp to the painted external walls.

The roof deserves separate thought. It is an original slate covering of around a hundred years old, it has been patched over time, and on visual inspection it still appears to be doing its job. A buyer should not treat it as an immediate repair, but should budget for replacement within the next five to ten years and factor that into their longer-term plans for the property.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The roof is the original slate covering and is in reasonable condition for a covering of approximately a hundred years old. Several slates have been replaced over time, more so to the rear slope than the front, and the covering appears watertight on visual inspection.

The chimney brickwork and pointing appear sound above the roof line.

Given its age and the amount of previous patching, the covering is likely to need replacing at some point within the next five to ten years.

What's likely required:

- No immediate works required
- Budget for a future re-covering within the next five to ten years

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 is black plastic box guttering, replacing the original timber box gutter. A rust line is visible to the wall at first-floor level, indicating leakage at some point in the past. The inspection was in dry weather, but the evidence suggests this is historic and has since been resolved.

The downpipe, soil pipe and visible drainage appear sound.

What's likely required:

- Observe the gutter during rainfall and reseal locally if leakage is seen

Typical cost guidance: No immediate cost anticipated

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

External Walls

● Routine Repair

The stonework, brickwork and pointing appear sound to the front, side passage and rear, with a small area of pointing missing at the top of the rear wall.

The painted stonework is in reasonable condition apart from at ground-floor level, where paintwork is bubbling, blistering and peeling and there is some surface crumbling to the stone. The same low-level bubbling runs consistently along the painted brickwork of the side passage from front to back. This is a low-level damp effect on the paint finish, with no corresponding internal damage noted.

What's likely required:

- Repoint the small missing area at the top of the rear wall
- Strip back, prepare and repaint the affected low-level stonework and passage brickwork, ideally in a breathable finish

Typical cost guidance: £300 – £500

Windows & External Joinery

● Routine Repair

The windows and external doors are UPVC and appear sound throughout, including to the rear off-shot porch.

The top opening light in bedroom one shows internal condensation, indicating the double-glazed unit has failed.

What's likely required:

- Replace the failed double-glazed unit to the bedroom one opening light

Typical cost guidance: £200 – £300

Internal Condition

● Ongoing Maintenance / Improvement

The entrance hall, living room, kitchen dining room, staircase, landing, both bedrooms and the attic room have all been recently redecorated and recarpeted and are in good decorative condition with no visible issues.

The understairs store has minor plaster damage and scuffing to paintwork. The bifold door to bedroom two is not hung correctly, is off its runner and catches on the floor, so it does not currently function as intended.

The cellar is boarded, in good order for its type, and although damp it is drier than average for a property of this kind. Several joists have been replaced or partially replaced, and the stock hook is visible and sound, indicating the usual damp affecting joist timbers in these cellars has previously been assessed and treated.

What's likely required:

- Rehang the bifold door onto its runner and ease the bottom edge
- Make good and touch up the understairs store where desired

Typical cost guidance: Bifold door ease and rehang: £40 – £80

Understairs making good (if desired): £100 – £200

Kitchen & Bathroom

● Priority Repair

Within the shower enclosure there is a cracked tile and missing grout at low level. This will allow water behind the tiling and into the wall, and potentially through to the ceiling below, so it is best dealt with promptly.

The WC cistern is propped in place and taped to the wall rather than properly fixed.

What's likely required:

- Renew the cracked tile and regrout the low-level shower enclosure
- Investigate and properly refix or replace the WC cistern

Typical cost guidance: £400 – £800

● Routine Repair

The kitchen is a relatively modern fitted kitchen and appears sound, with minor black mould to the sealant behind the sink. Mould is also present to the sealant within the shower enclosure.

What's likely required:

- Remove and renew sealant behind the kitchen sink and to the shower enclosure

Typical cost guidance: £100 – £200

● Ongoing Maintenance / Improvement

The bathroom is otherwise in reasonable condition, with a walk-in shower, WC, basin, radiator, tiled walls and lino flooring. Black mould staining is present to grout in several places, particularly at the top of the walls, and should clean off.

What's likely required:

- Clean the stained grout throughout the bathroom

Typical cost guidance: £50 – £100

Services (General Due Diligence)

● Routine Repair

The gas boiler is visible in a kitchen cupboard and the flue is visible externally, both appearing sound. The gas meter and consumer unit are in the cellar and also appear sound.

The external vent serving the bathroom has no cover fitted.

What's likely required:

- Fit a replacement cover to the external bathroom vent
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: Vent cover: £50 – £100

Gas and electrical checks: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

There are no grounds to the front, the property fronting directly onto the street. To the rear, the brick boundary walls, timber fencing, patio and lawn all appear sound with no specific maintenance required.

The small brick outhouse is a little run down but typical for a property of this age, and is currently serviceable as garden storage. It can be left as it is or renovated depending on preference.

What's likely required:

- Renovate the outhouse if desired, depending on how the buyer intends to use it

Typical cost guidance: No immediate cost anticipated

Outhouse renovation (optional): £500 – £1,000

Practical Next Steps

- Renew the cracked tile and low-level grout within the shower enclosure.
- Investigate and properly refix or replace the WC cistern.
- Renew sealant behind the kitchen sink and to the shower enclosure, and clean the stained bathroom grout.
- Strip back and repaint the low-level external stonework and passage brickwork, and repoint the small area at the top of the rear wall.
- Replace the failed double-glazed unit to the bedroom one opening light.
- Fit a cover to the external bathroom vent.
- Rehang and ease the bifold door to bedroom two.
- Confirm gas safety and electrical certification as part of normal purchase checks, and budget for a future roof re-covering.

Practical Context

This is a typical Sheffield terrace that has been looked after. Much of the interior has been recently redecorated and recarpeted, and the sound brickwork, pointing and treated cellar joists all point to a property that has had money spent on it rather than one that has been neglected.

The low-level damp to the painted external walls is common in properties of this construction and age. It is showing as a paint finish problem rather than causing internal damage, and is best handled by preparing and repainting in a breathable finish rather than treated as a significant defect.

The one item worth planning around is the roof. It is serviceable now, but at around a hundred years old and with a history of patching, a buyer should carry a re-covering allowance in their longer-term budget rather than assume it will last indefinitely.

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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