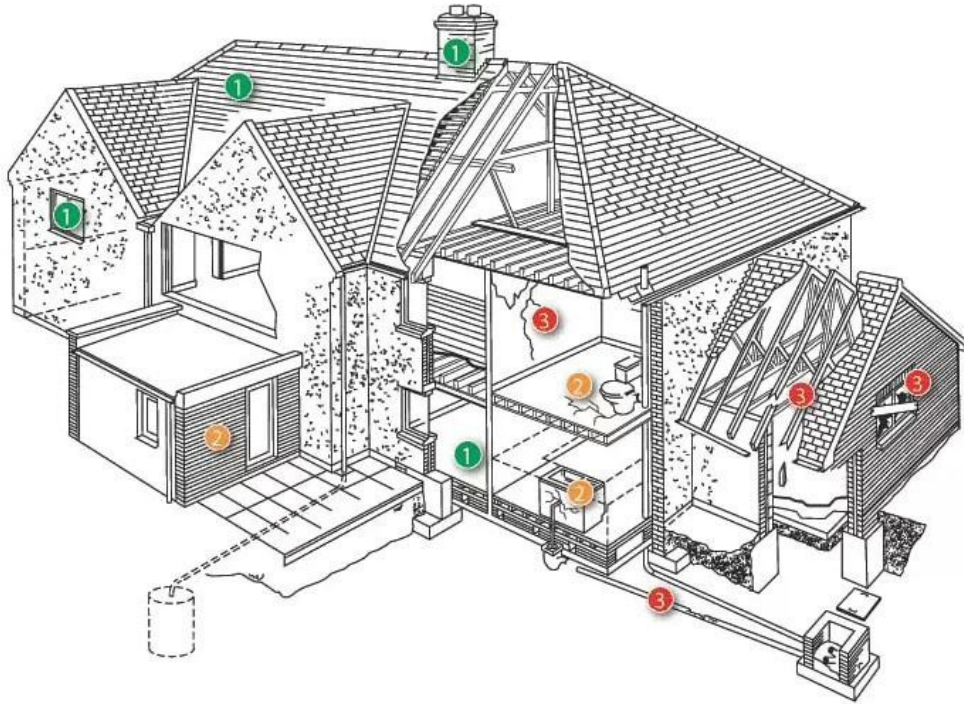


HomeCheck™



HomeCheck Property Review

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

Property address: 18 Don Avenue, S6 4AE

Date: 28 August 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 semi-detached house is in good condition for its age, and presents as a well-maintained and well-decorated family home throughout.

The issues identified are minor and localised. They relate mainly to a few condensation-blown double-glazed units in the rear extension, some minor mould to bathroom and window sealants, a small area of damp to one chimney breast, and a handful of small maintenance items such as a loose window sill and a few screw pops through ceiling plaster.

In practical terms the property needs only a small amount of sensible upkeep rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Two or three condensation-blown double-glazed top lights are present in the rear extension and require replacement.

● Ongoing Maintenance / Improvement

- Minor black mould is present to sealant at the bay window, bath, shower and en suite enclosures.
- Minor damp and wallpaper discolouration are visible to the chimney breast in bedroom two, and to external brickwork below the damp-proof course.
- A loose UPVC window sill in the second-floor dormer and a loose en suite toilet-roll holder require refixing.
- A few screw or nail heads have popped through ceiling and wall plaster in several areas.
- Minor cosmetic scuffs, marks and localised redecoration throughout from everyday use.
- Minor impact damage to the second-floor bedroom ceiling where the door catches the pitched slope.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £250 – £500
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £400 – £700
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project of any kind. It is well maintained and well decorated throughout, and the items noted are minor, localised and typical for a house of this age and type.

The blown extension units are the one item worth planning to replace; everything else is routine upkeep — sealant refreshes, a few small refixings, minor making good and general redecoration as preferred. None of it points to underlying structural or damp problems requiring major work.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof, the garage extension roof and the rear kitchen and conservatory extension roofs all appear sound. There is moss growth between the slates, which is indicative of age rather than a defect.

The ridge has been repaired, with about half the ridge tiles covered over with lead flashing. This relates to a rear dormer that has been fitted and appears sound. Both are noted as observations rather than issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The guttering, downpipes and visible drainage to the house and garage all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The first-floor render, the ground-floor and garage brickwork, and the pointing all appear sound. The chimney breast brickwork and pointing above roof level are also sound.

Below the damp-proof course there are signs of damp to the brickwork with some pointing dropped out. This sits below an injected damp-proof course and is not a major issue.

What's likely required:

- Repoint the small area of dropped pointing below the damp-proof course if desired

Typical cost guidance: £100 – £200

Windows & External Joinery

● Routine Repair

The windows and external doors are UPVC and generally appear sound.

In the rear extension, two or three of the double-glazed top lights show internal condensation, indicating the sealed units have blown and need replacing. The UPVC sill to the second-floor dormer window is loose and requires refixing.

What's likely required:

- Replace the two or three blown double-glazed units in the rear extension
- Refix the loose second-floor dormer window sill

Typical cost guidance: £300 – £600

Internal Condition

● Ongoing Maintenance / Improvement

The property is in good decorative condition throughout, with only minor scuffs, marks and paint discolouration in several areas from everyday use, including from a dog in the house.

In bedroom two there is minor wallpaper edge lifting and discolouration to the chimney breast at ceiling level, consistent with limited damp. In the second-floor bedroom the door catches the pitched ceiling and has caused minor impact damage, and there is minor wallpaper damage. Several screw or nail heads have popped through ceiling and wall plaster, mainly in the second-floor stairway and en suite.

The cellar is small and, by Sheffield standards, much drier than average. The walls are damp as expected for an untanked below-ground space, with no other visible issues. The gas and electricity meters and consumer units are present and appear sound.

What's likely required:

- Localised making good and redecoration to marked and damaged areas as preferred
- Refit or adjust the second-floor bedroom door to stop it catching the ceiling
- Reset the popped screw and nail heads and make good

Typical cost guidance: £400 – £700

Kitchen & Bathrooms

● Ongoing Maintenance / Improvement

The kitchen, utility and ground-floor WC are modern and in good decorative condition, with mechanical extraction present and working. The first-floor bathroom and both en suites are also in good condition with working extraction.

There is very minor black mould to the sealant around the bath, shower and en suite enclosures, and to the bay window sealant in the lounge. The en suite toilet-roll holder is loose and requires refixing.

What's likely required:

- Renew the minor areas of mouldy sealant to the enclosures and bay window
- Refix the loose en suite toilet-roll holder

Typical cost guidance: £150 – £300

Services

● Ongoing Maintenance / Improvement

The gas boiler in the garage, and the meters and consumer units in the cellar, all appear 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 front driveway, beds, boundary walls and fence all appear sound.

To the rear, the patio, steps, garden, lawn, beds, boundary fencing and hedges appear sound. The rear shed is extensive, relatively modern, with UPVC windows and doors, and both it and the greenhouse appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Replace the two or three blown double-glazed units in the rear extension.
- Refix the loose second-floor dormer window sill and the en suite toilet-roll holder.
- Renew the minor mouldy sealant to the bathroom enclosures and bay window.
- Reset the popped screw and nail heads and adjust the second-floor bedroom door.
- Repoint the small area below the damp-proof course if desired.
- Complete minor cosmetic touch-ups and redecoration throughout as preferred.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a well-presented semi-detached house that has been extended and maintained to a good standard. It reads as a family home in current use rather than a property with any underlying problems.

The condensation-blown extension units are the only item worth planning for; the remainder are the sort of small maintenance and cosmetic jobs any occupied home accumulates. The damp to one chimney breast and below the damp-proof course is limited and consistent with normal conditions for a property of this age, not a sign of major work.

Overall, the property needs only a modest amount of sensible upkeep rather than any significant repair or refurbishment.

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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