



Property Report Interior Visual and Practical Plus Exterior

19 April 2021



COCKLESHELL
COTTAGE



Thank You

We are very grateful for your custom and hope our report is to your satisfaction.

Best wishes for the future,

Mark & John
Company Directors

Introduction

This report of the property was produced by HouseCheckr. HouseCheckr provide a report on the condition of the property, highlighting defects and providing photographic evidence valid up to the date and time the observations were recorded.

This report informs you of:

- *The defects that were observed*
- *Any defects that may require further investigation*
- *Other commentary*

Important Note:

Our Services are carried out in accordance with our terms and conditions which can be found on our website.

Internal: Front Porch

General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a textured e.g. wood finish. The floor is a carpet finish.

Internal: Front Porch

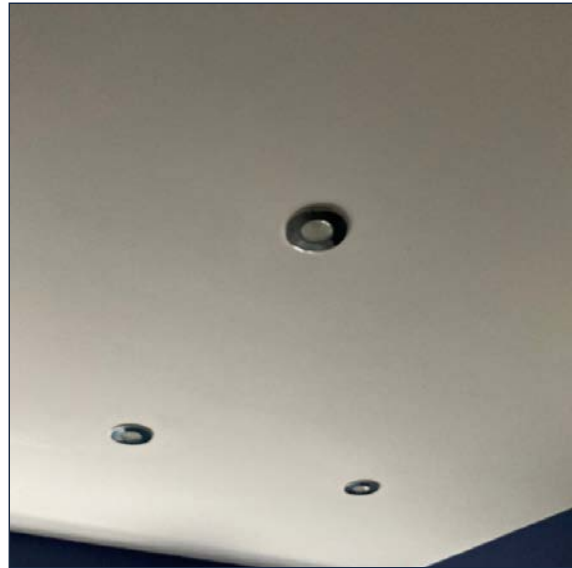
Defect Photography 1



There are signs of water ingress and the UPVC trim above the door is loose and coming away.

Internal: Bathroom

General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted and tiled finish. The ceiling is a painted finish. The floor is a ceramic tile patterned finish.

Internal: Bathroom

Defect Photography 1



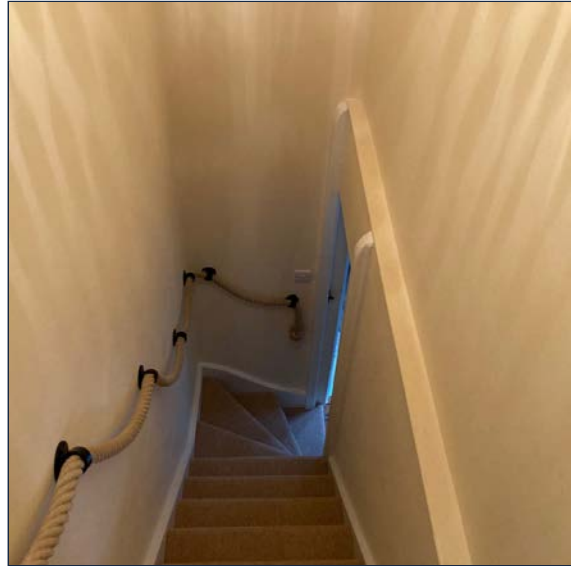
Hot tap when used is loose and turns when tightening. Right window handle loose. Left window unable to test lock function due to no keys. door is catching when returning to close. Skirting board next to door damaged.

Defect Video

[View video \(https://firebasestorage.googleapis.com/v0/b/house-checkr.appspot.com/o/surveyUploads%2Fsq%60ganpsujYcwlCYhYZb.mp4?alt=media&token=18053e71-cc48-4246-a0db-35431e770852\)](https://firebasestorage.googleapis.com/v0/b/house-checkr.appspot.com/o/surveyUploads%2Fsq%60ganpsujYcwlCYhYZb.mp4?alt=media&token=18053e71-cc48-4246-a0db-35431e770852)

Internal: Stairs

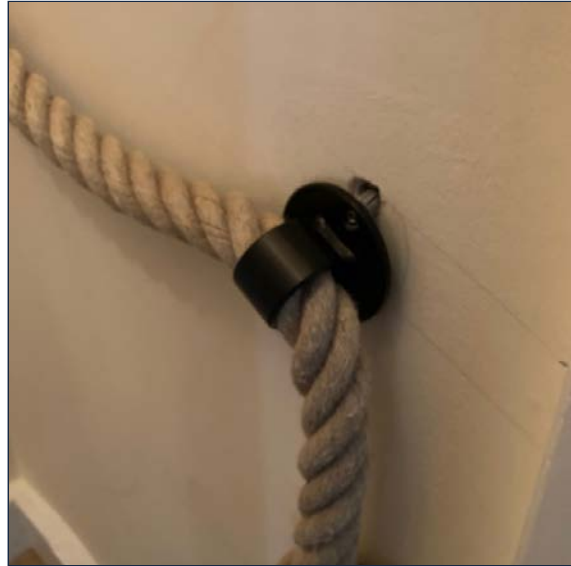
General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a painted finish. The floor is a carpet finish.

Internal: Stairs

Defect Photography 1



Hairline crack in plaster moving down to the floor next to door trim. Handrail rawl plug coming out of the wall, could present health and safety risk.

Internal: Bedroom 1

General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a painted finish. The floor is a wood or laminate finish.

Internal: Bedroom 1

Defect Photography 1



Corner of wallpaper peeling into places. Hairline plaster crack running from chimney column to middle of ceiling near light.

Internal: Bedroom 2

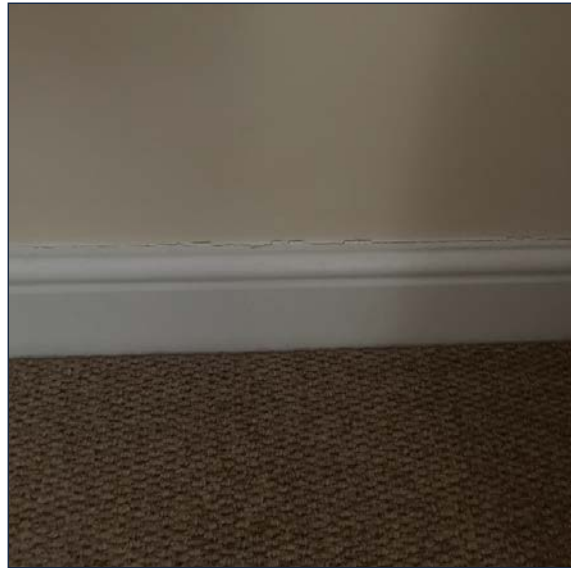
General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a painted finish. The floor is a carpet finish.

Internal: Bedroom 2

Defect Photography 1



Loft hatch handles loose. Window keys unable to test function due to key is not being present. Crack on the wall to the right of the room from the entrance door. Left-hand skirting board minor crack running along the top.

Internal: Living Room

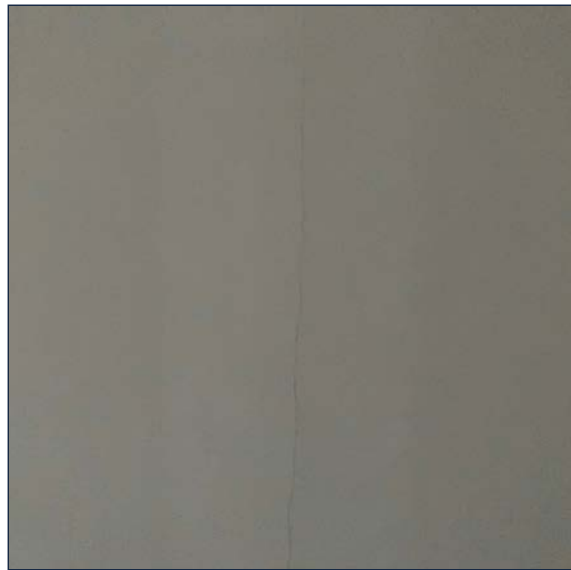
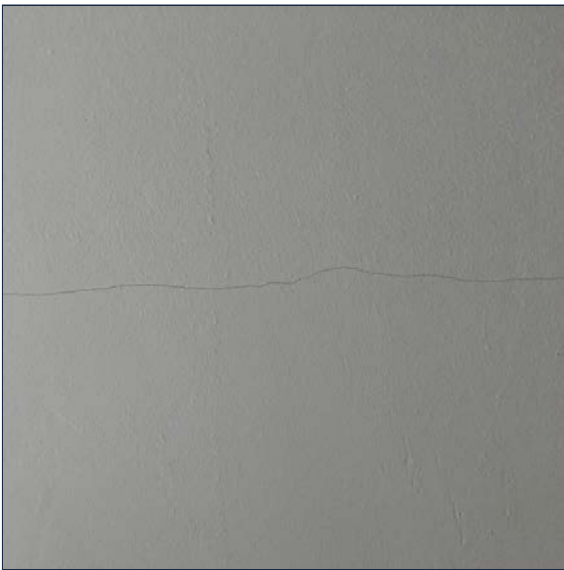
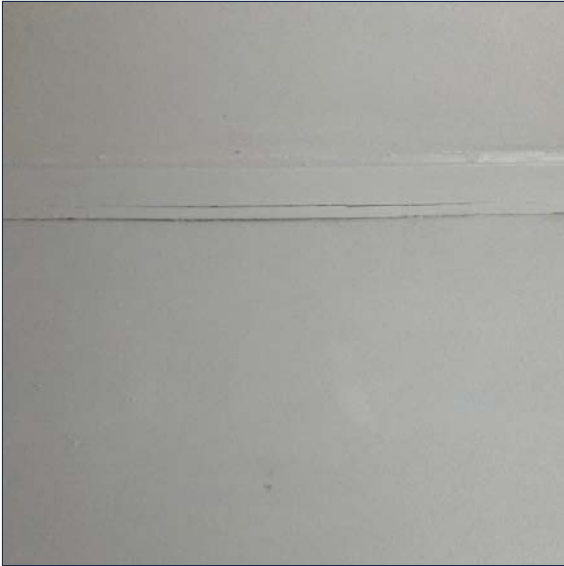
General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a painted finish. The floor is a wood or laminate finish.

Internal: Living Room

Defect Photography 1



Light cracking to wooden cupboard on right-hand side the lounge as you enter through the main entrance door. In corner near the floor underneath cupboard paint work peeling away and potentially lifting. Surface plaster crack on left-hand wall and on ceiling running from partition wall to window.

Internal: Living Room

Defect Photography 2



Underneath partition wall there was a slight lift in the ground and gap in flooring could pose a potential trip hazard. In corner above TV paintwork lifting on ceiling and small diagonal plaster crack. Unable to test window for locking function as no key.

Internal: Bedroom 3

General Condition Photography



This is in good condition with no marks or signs of damage. The walls are a painted finish. The ceiling is a textured e.g. wood finish. The floor is a carpet finish.

Evaluation

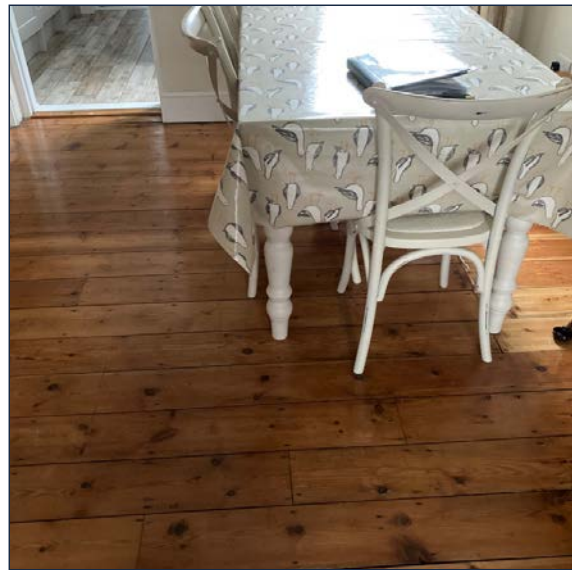
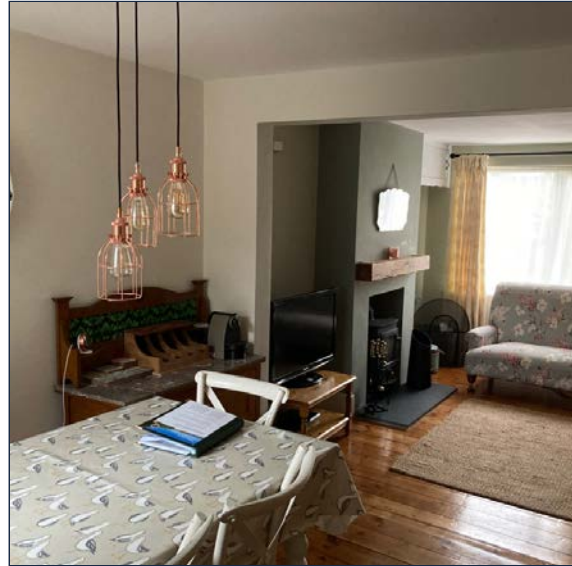
Summary

Home generally finished to a high level. Some issues to tidy up where there are areas of heavy usage. For example the tap in the bathroom , to turn on and off should be switched to be more intuitive. If left, the tap will always be turned the wrong way and be loosened and at risk of damage or leaking.

Externally, need general preventative planned maintenance to be done to the flat roof and rainwater goods. The roof could be cleared of moss as a part of this maintenance. The guttering was not able to be viewed from above but based on the flat roof guttering that needs clearing it is possible the main guttering also needs clearing.

Internal: Dining Room

General Condition Photography



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Internal: Dining Room

Defect Photography 1



On the floor on the right hand side of the dining room some discolouration. Window has some screw holes and screws poking out of the UPVC. Unable to test locking function due to no keys. behind vintage dresser with coffee machine on unable to get to socket to test.

Defect Video

[View video \(https://firebasestorage.googleapis.com/v0/b/house-checkr.appspot.com/o/surveyUploads%2F%5Ey%5C_jlby%5Ensgvodwsxgb.mp4?alt=media&token=af229650-544b-4c09-9fd1-a027565891cc\)](https://firebasestorage.googleapis.com/v0/b/house-checkr.appspot.com/o/surveyUploads%2F%5Ey%5C_jlby%5Ensgvodwsxgb.mp4?alt=media&token=af229650-544b-4c09-9fd1-a027565891cc)

Internal: Kitchen

General Condition Photography



There is a defect which has been recorded in the defect section. The walls are a painted finish. The ceiling is a painted finish. The floor is a tiled wood effect finish.

Internal: Kitchen

Defect Photography 1



Under the sink the electrical socket is quite close to the surface of the cupboard. Might be worthwhile installing a smart contact water leak detector. Right light switch on light socket does external light but might need labelling. Window handle slightly loose but no keys to test function and currently locked. Tap slightly loose on use.

Internal: Consumer Unit

General Condition Photography



Consumer unit is not easily accessible as the housing catches on the sliding cupboard door. Some damage to ceiling. Walls are decorated differently.

External: Back Garden

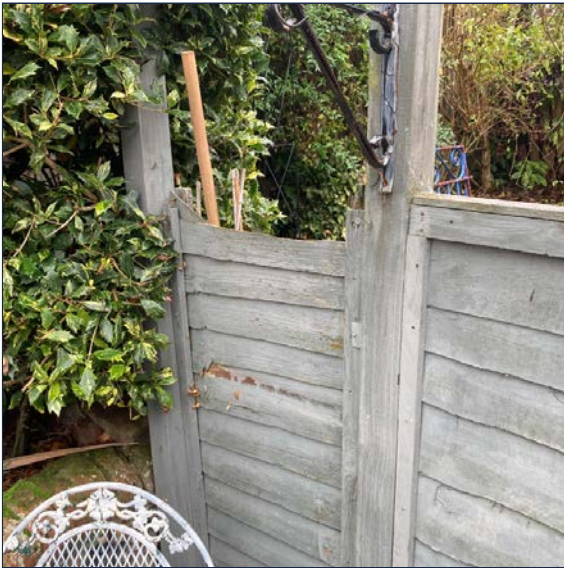
General Condition Photography



There is a defect which has been recorded in the defect section.

External: Back Garden

Defect Photography 1



External sockets do not turn off. Trim on shed is coming away needs re-sticking. Far right hand corner of garden fence panel is broken. All of the fence could use some TLC due to green discoloration.

External: Back Garden

Defect Photography 2



External tap is not over the drain. Tray needs clearing as full of debris. Flat roof and guttering could use clearing as preventative maintenance.

External: Front Elevation

General Condition Photography



There is a defect which has been recorded in the defect section.

External: Front Elevation

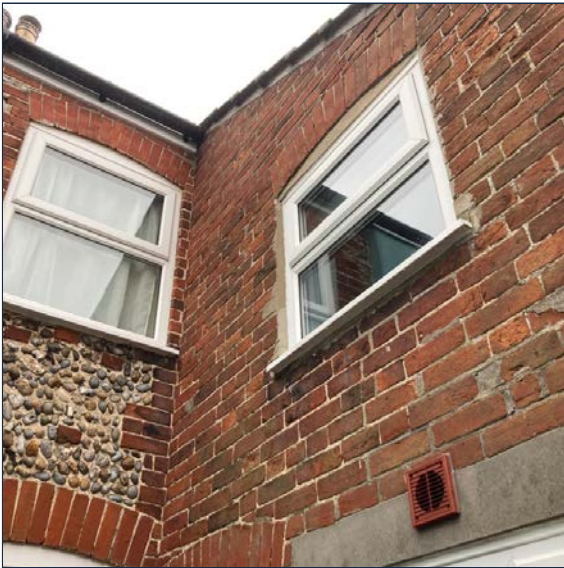
Defect Photography 1



Trim on right-hand side of door is loose. Archway to porch likely to need some source sealant around the edges. Repointing required on top left-hand corner brickwork.

External: Back Elevation

General Condition Photography



There is a defect which has been recorded in the defect section.

External: Back Elevation

Defect Photography 1



Metal archway causing paint discolouration.

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