Hawthorn Property Review — Demonstration

Residential Condition Review

Hawthorn Terrace — Sample Home

Fictional terraced house, Bristol, United Kingdom

INSPECTION DATE
2026-11-22

INSPECTED BY
Morgan Reed (fictional surveyor)
Demonstration only — no inspection was performed

SITE REFERENCE
HT-SAMPLE-01

EVIDENCE
8 findings · 12 photos

ILLUSTRATIVE SAMPLE · Synthetic property, findings and evidence. Not a real inspection.

Executive summary

This illustrative review covers visible elements of a modest terraced home. The displaced roof slate warrants prompt contractor attention; failed wet-area seals and staining near a downpipe merit routine repair and investigation. Minor weather-seal, plaster and insulation issues are recorded for maintenance. The alarm observation records presence only. All photographs are AI-generated and the property, inspector and observations are fictional. No invasive inspection, moisture measurement, services testing or compliance assessment took place.

1	3	3	1
HIGH	MEDIUM	LOW	PASS

Inspection scope

Exterior · Roof · Kitchen · Bathroom · Living room · Entrance

8 findings recorded with 12 unique evidence photographs. Severity counts are derived directly from supplied findings.

This report records supplied observations. It does not certify compliance or verify the inspector’s conclusions.

FINDINGS / EXTERIOR

Exterior

F-003

MEDIUM

Staining beside rainwater downpipe

Algae and green staining are visible around the downpipe outlet and adjacent low-level masonry. The image suggests repeated wetting, but it does not establish whether the cause is leakage, splashback or a drainage defect. No moisture readings were taken.

> **Recommendation**
> Check the downpipe connections and drainage during rainfall, clear debris and repair any leaks. Allow the wall to dry before deciding whether further investigation is needed.

Evidence: P-004

FINDINGS / ROOF

Roof

F-002

HIGH

Displaced slate near roof eaves

A slate appears displaced on the roof slope close to the gutter when viewed from ground level. The inspection did not include roof access, so fixings and the underlying covering could not be assessed. Water entry is possible during wind-driven rain.

> **Recommendation**
> Arrange a competent roofing contractor to inspect and secure or replace the slate promptly. Avoid accessing the roof without suitable equipment.

Evidence: P-005

F-007

LOW

Uneven loft insulation coverage

Insulation is uneven in the accessible loft area and a small gap is visible near the eaves. Depth and whole-roof coverage were not measured. The inspection did not assess concealed wiring or confirm ventilation paths.

> **Recommendation**
> Ask an installer to review insulation depth and coverage, maintaining clear eaves ventilation and safe separation from heat-producing fittings.

Evidence: P-011

FINDINGS / KITCHEN

Kitchen

F-001

MEDIUM

Failed seal behind kitchen sink

The seal between the oak-effect worktop and wall is open in places behind the sink. The exposed joint may allow splashed water to enter the edge of the worktop. Cabinet interiors and concealed pipework were not inspected.

> **Recommendation**
> Remove loose sealant, allow the joint to dry and renew with suitable sanitary sealant. Check the worktop edge for swelling before resealing.

Evidence: P-002 · P-003

FINDINGS / BATHROOM

Bathroom

F-005

MEDIUM

Deteriorated bath perimeter silicone

Dark discoloration and splitting are visible in the silicone where the bath meets the tiled wall. The images do not confirm the depth of any concealed moisture damage. The bath panel and tile backing were not removed.

> **Recommendation**
> Remove and replace affected silicone after cleaning and drying. Improve ventilation and check the joint after normal bathing; investigate if dampness continues.

Evidence: P-007 · P-008

FINDINGS / LIVING ROOM

Living room

F-006

LOW

Fine plaster crack above window

A fine diagonal crack is visible in the plaster above the window corner. Width, movement and concealed construction were not measured. A photograph alone cannot establish the cause or whether the crack is active.

> **Recommendation**
> Record the crack width and date, monitor for change and repair decoratively if stable. Seek professional advice if widening, recurring or accompanied by distortion.

Evidence: P-009 · P-010

FINDINGS / ENTRANCE

Entrance

F-004

LOW

Worn threshold weather seal

Light is visible beneath part of the entrance door when closed. The bottom seal may not be contacting the threshold evenly, which can admit draughts or rain. The door lock and security performance were not tested.

> **Recommendation**
> Adjust or replace the threshold seal and check the door closes freely. Verify the seal after adjustment without obstructing ventilation provision.

Evidence: P-006

F-008

PASS

Alarm present; operation not verified

A ceiling-mounted alarm unit is visible on the landing. This finding records its presence only: type, expiry date, power supply and operation have not been verified. It is not a fire-safety certification.

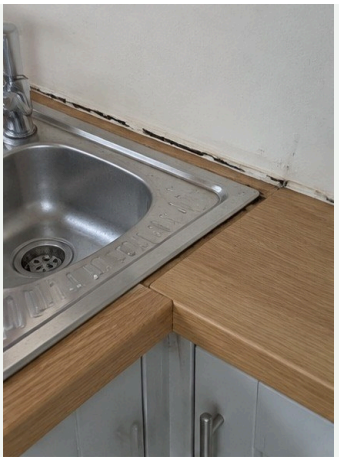
> **Recommendation**
> Identify the unit and follow the manufacturer’s test procedure. Replace expired units and arrange a separate safety assessment if required.

Evidence: P-012

Photo evidence



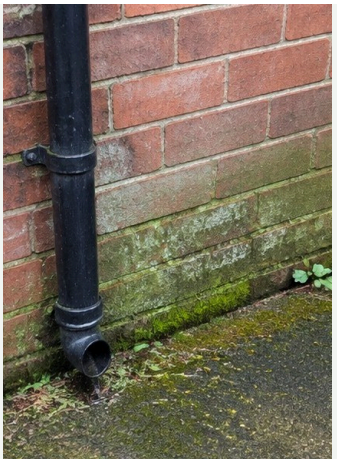
P-001 · Exterior
Front elevation of a two-storey brick terrace; roof, windows and entrance viewed from the public footpath. AI-generated illustrative photograph.



P-002 · Kitchen
Open and deteriorated worktop-to-wall seal behind the stainless-steel sink. AI-generated illustrative photograph.



P-003 · Kitchen
Kitchen overview showing the sink, worktops, cabinets and visible surfaces. AI-generated illustrative photograph.



P-004 · Exterior
Green staining at the foot of a rainwater downpipe and on adjacent low-level brickwork. AI-generated illustrative photograph.



P-005 · Roof
Roof slope viewed from ground level; a displaced slate is visible close to the eaves. AI-generated illustrative photograph.



P-006 · Entrance
Daylight at the bottom edge of the entrance door, consistent with an ineffective weather seal. AI-generated illustrative photograph.



P-007 · Bathroom
Bathroom overview showing the bath and darkened sealant along the tiled perimeter. AI-generated illustrative photograph.



P-008 · Bathroom
Close view of cracked and darkened silicone at the bath-to-tile junction. AI-generated illustrative photograph.



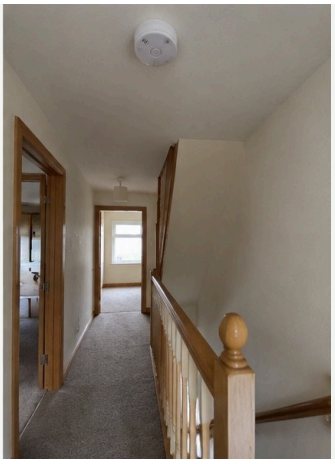
P-009 · Living room
Living-room overview showing the window, wall finishes and timber floor. AI-generated illustrative photograph.



P-010 · Living room
Fine diagonal crack in plaster above a window corner; no structural conclusion drawn. AI-generated illustrative photograph.



P-011 · Roof
Accessible loft insulation with an uneven section near the eaves; concealed areas were not inspected. AI-generated illustrative photograph.



P-012 · Entrance
Ceiling-mounted alarm unit on the first-floor landing; function was not tested. AI-generated illustrative photograph.

NEXT STEPS

Recommendation checklist

- ☐ Arrange prompt roofing contractor review of the displaced slate.
- ☐ Renew failed kitchen and bath seals after checking for hidden deterioration.
- ☐ Investigate rainwater discharge and review insulation, draught seals and plaster cracks.
- ☐ Test the alarm separately; this sample does not establish safety or compliance.

Prepared by Morgan Reed (fictional surveyor) PR-DEMO-HAWTHORN-2026