

Your property.

Checked.

PROPERTY ID	CPW-EXAMPLE
PROPERTY	Example property · North Cornwall
VISIT DATE	01 September 2026 · 11:15
VISIT TYPE	Routine external check
INSPECTOR	Property Watch Cornwall

Example property – external elevation



01 Visit summary

GOOD	- Property secure. - No urgent external issue observed from ground level.
ATTENTION	- Vegetation and moss visible at roof/gutter level. - One minor render defect noted.
WEATHER	Dry · light cloud
OCCUPANCY	Unoccupied
NEXT PLANNED CHECK	01 October 2026

EXTERNAL CHECK AT A GLANCE

AREA	STATUS	NOTE / CHANGE
Front / side / rear elevations	GOOD	No significant movement or cracking visible
Doors & windows	GOOD	No obvious external defect observed
Roofline & gutters	ATTENTION	Moss/vegetation visible on roof slopes and gutter line
Grounds / paths / access	GOOD	Accessible and generally tidy/free from debris
Gates / fences / boundaries	GOOD	Gate area serviceable; minor wear visible
Visible drainage / standing water	GOOD	No standing water observed
Storm / weather damage	GOOD	No obvious recent storm damage observed
Other external changes	ATTENTION	Small localised render defect visible at chimney stack

FINDING 01 • ROOF / GUTTER VEGETATION**Observation**

Moss and vegetation are visible on sections of the roof slope and in and around the gutter line. Ongoing accumulation may affect drainage and maintenance.

No internal assessment was undertaken as part of this external check.

Recommended next step

- Arrange routine gutter and downpipe clearance.
- Consider roof-level cleaning/maintenance by an appropriate contractor.

Roof slope with moss growth



Front elevation gutter debris



FINDING 02 · CHIMNEY RENDER DEFECT

Observation

A small localised defect/chip is visible to the rendered chimney stack. From ground level this appears minor, but it should be monitored and inspected during future roof maintenance.

Recommended next step

- Monitor at the next visit. If condition worsens, request contractor review.

Localised render defect





Front elevation roofline



Rear elevation roofline



Front elevation ground floor gutter



Front elevation roof valley



Side access rear view



East elevation chimney stack

REF	ACTION	PRIORITY	OWNER / TRADE	STATUS
01	Arrange gutter clearance / clean	MEDIUM	Approved contractor	OPEN
02	Review moss on roof slopes during maintenance	LOW	Approved contractor	OPEN
03	Monitor chimney render defect at next visit	LOW	Property Watch	OPEN
04	—	—	—	—

OWNER DECISION / NOTES	
Approval requested to arrange routine gutter clearance. Discuss roof cleaning/maintenance.	Awaiting approval

NEXT PLANNED CHECK	After maintenance / 01 October 2026
REPORT ISSUED	01 September 2026 · 11:15
CONTACT	hello@cornwallpropertywatch.co.uk

SCOPE OF THIS REPORT

This example report shows the format used for a scheduled external visual property check from accessible ground-level areas. It is not a building or structural survey, damp survey, roof inspection at height, electrical or gas inspection, plumbing diagnosis, security assessment, or a guarantee that every hidden or developing defect will be identified. Where specialist investigation is needed, Property Watch Cornwall will recommend an appropriate qualified trade or professional.