Illustrative sample — all figures and the address are fictional.

This uses the current report-print template. It is not a report about a real home, a customer report or a live government-data lookup. Populated fields demonstrate the layout; missing fields demonstrate how gaps appear. Source names elsewhere describe the sources used in real reports, not the origin of these fictional figures.

HOUSECHECKUP · PROPERTY REPORT

1 Example Lane, Sampleton, ZZ1 1ZZ

Illustrative district · ZZ1 1ZZ

—	1	0
IQ Score	thing to check	looking good

Report summary

We have not put a single headline score on this address. Only 1 of the 6 headline checks could be run here (18% of the score's weight), and a number built on that little would imply we had checked things we could not. What we could and could not check is set out below, and everything we did find is explained in plain English on the pages that follow.

TOP THINGS TO CHECK

! 1 flood-warning area sit within about 2 km of this postcode — catchment context to check at the property, not a building-risk finding.

SECTION BY SECTION

Overall IQ Score	Not available	Flood risk	1 warning areas within 2 km
Price history	Postcode sample median £295,000	Crime	42 in 1 of 24 months ≤1 mile

Colour key: ● good · ● typical · ● worth a look · ● needs attention. Generated 5 September 2026 · housecheckup.co.uk

PART 1

The verdict

Your headline score and the things that matter most about this home.

1. HouseCheckup IQ Score

◦ NO DATA

In plain terms: We are not putting a single score on this address. Only 1 of the 6 headline checks could be run here — 18% of the score's weight, below the 60% we require before naming a number. The checks that did run are shown below, each on its own terms; the ones that could not are listed with the reason. A single figure at this point would read as a verdict on the whole property when most of it has not been checked.

Not enough checked to score

Crime: 60

NOT INCLUDED IN THIS SCORE (5 OF 6)

Surface-water screening: The mapped surface-water layer did not answer for this postcode location. Nearby warning-area counts cannot establish a risk band and are excluded from the score. This is missing information, not a low-risk finding.

Coal mining: Coal mining data could not be retrieved for this postcode.

Subsidence: Subsidence (shrink-swell clay) data could not be retrieved for this postcode.

Radon: Radon data could not be retrieved for this postcode.

Energy (EPC): An address-matched EPC was not available for this check. Look up the current certificate on the official energy-certificate register.

2. What stands out

! WATCH

In plain terms: We found 0 things that need attention, 1 worth a look, and 0 clear positives for this address. Here they are in plain English.

! 1 flood-warning area sit within about 2 km of this postcode — catchment context to check at the property, not a building-risk finding.

PART 2

Safety & environment

Will it flood, will the ground stay stable, and is the air and land around it clean?

3. Flood risk

◦ NO DATA

In plain terms: Mapped flood risk could not be established. The available warning-area counts and nearby alerts describe the surrounding catchment; they cannot show the flood probability or past flooding of this building. 1 EA flood-warning area sit within about 2 km — that is the surrounding catchment, not a reading at this address.

Flood-warning areas ≤2km
Unknown
1 designated in the surrounding catchment

Flood-warning areas ≤5km
Unknown
1 designated in the surrounding catchment

Live alerts ≤10km
Unknown
The live flood-warning feed did not answer — this is not a statement that there are none

Flood zone at postcode point
Unknown
The Flood Map for Planning did not answer — this is not a statement that the property is outside a flood zone

What this flood check covers. We do not assess groundwater flooding (a rising water table), reservoir flooding or sewer flooding — those come from datasets we do not hold. Groundwater is reported by a commercial flood search, the kind a conveyancer commissions from Groundsure or Landmark; sewer flooding by your water company's drainage and water search (CON29DW); reservoir flooding free from the Environment Agency at check-long-term-flood-risk.service.gov.uk. Mapped levels above describe the postcode location for the mechanisms named; they do not establish this building's flood probability or history.

What to do: Ask the seller (on the TA6 form) whether the property has ever flooded, and get a flood-specific insurance quote before you commit.

PART 3

Value & market

What homes here sell for, how prices are moving, and what it costs to run.

4. Price history

• FAIR

In plain terms: The available postcode sale records have a median of about £295,000. The table shows a postcode sample; these are transactions for different homes, not a valuation or a same-property price trend.

ADDRESS	TYPE	DATE	PRICE
7 EXAMPLE LANE	terraced	20 Jan 2026	**£295,000**
5 EXAMPLE LANE	terraced	10 Sept 2025	**£310,000**
3 EXAMPLE LANE	terraced	14 Feb 2025	**£280,000**

PART 4

The home & energy

The bricks and bills: what the property is made of, how efficient it is, and what you can and can't change.

5. Property facts

• FAIR

In plain terms: Available location and property-record fields. A location field does not establish the condition of the building.

Local authority	**Illustrative district**

PART 5

Area & lifestyle

What it's actually like to live here — the neighbourhood, getting around, and what's on your doorstep.

6. Crime

FAIR

In plain terms: The returned records contain 42 incidents across 1 of 24 months within about a mile of the postcode location. Missing months are excluded, so this is an incomplete observation window. These counts are not adjusted for population or visitors and do not establish how safe this building is.

LAST 1 OF 6 MONTHS	TOTAL, 1 MONTH	MONTHS TRACKED
42	**42**	**1**
incidents ≤1 mile	incidents ≤1 mile	police.uk · 23 unavailable

These are raw counts of incidents reported to police within about a mile — a busy high street naturally shows more than a quiet lane, so read it alongside the area type rather than as a danger score.

WHAT KIND OF CRIME

Other	30
Anti Social Behaviour	9
Burglary	3

7. How we scored it

FAIR

In plain terms: For transparency, here's each factor behind the IQ Score. A higher bar is better.

Crime 60/100

42 street-level crimes reported in June 2026 near this postcode.

8. Questions for your surveyor

• FAIR

In plain terms: Share these questions with the surveyor inspecting this building. They follow the report's available findings and gaps; they do not select a survey level or confirm the building's condition.

Condition that public records cannot show

Report context: This report has not physically inspected the building.

Ask: What should you inspect for damp, roof condition, cracking, drainage and past alterations, and what will remain outside your inspection?

Surface-water screening: check not completed

Report context: The mapped surface-water layer did not answer for this postcode location. Nearby warning-area counts cannot establish a risk band and are excluded from the score. This is missing information, not a low-risk finding.

Ask: Does this missing surface-water screening information affect what you need to investigate, or should I ask a relevant specialist?

Subsidence: check not completed

Report context: Subsidence (shrink-swell clay) data could not be retrieved for this postcode.

Ask: Does this missing subsidence information affect what you need to investigate, or should I ask a relevant specialist?

Coal mining: check not completed

Report context: Coal mining data could not be retrieved for this postcode.

Ask: Does this missing coal mining information affect what you need to investigate, or should I ask a relevant specialist?

Radon: check not completed

Report context: Radon data could not be retrieved for this postcode.

Ask: Does this missing radon information affect what you need to investigate, or should I ask a relevant specialist?

Energy (EPC): check not completed

Report context: An address-matched EPC was not available for this check. Look up the current certificate on the official energy-certificate register.

Ask: Does this missing energy (epc) information affect what you need to investigate, or should I ask a relevant specialist?

9. Before you offer — your checklist

• FAIR

In plain terms: Here are the practical next steps this report points to for this specific home. Tick them off before you commit.

1. Ask the seller on the TA6 form whether the property has ever flooded, and get a flood-specific insurance quote before you commit.
2. Look up the property's EPC at gov.uk/find-energy-certificate to gauge running costs.
3. Discuss the building and these findings with a surveyor, and agree an appropriate inspection scope before committing to the purchase.
4. Use this report to brief your conveyancer — it flags what their official searches should confirm.

This report is preliminary due-diligence built from official public data to help you decide and negotiate before you offer. It is not a survey, a formal valuation or legal advice.

Found something unclear, incorrect or useful? You can reply to the email that included this report. Feedback is optional.