



Home survey, level 3 (building survey)

The Old Rectory, Church Lane, Ashworth Green

RK-2026-0402

Property address	The Old Rectory, Church Lane, Ashworth Green
Client's name	Dr Simon Achterberg
Consultation date	2026-03-26
Inspection date	24 Mar 2026
Surveyor	Eleanor Whitcombe
Membership number	1234567
Report reference	RK-2026-0402

Sample report

Document control

Status code: S2

Revision	Date	Status	Description	Author	Checked	Approved
P01	30 Mar 2026	Draft	Draft for internal check	EW	DO	
A	01 Apr 2026	Issued	First issue to client	EW	DO	DO

Distribution

Name	Organisation	Copies
Dr Simon Achterberg	Dr Simon Achterberg	1

This report has been prepared for the client named on the cover and may not be relied upon by any other party without the written agreement of Report Kit 360. The issue table above records every revision; the latest row is the current issue.

Contents

Document control	2
A. About the inspection	4
B. Overall opinion	6
C. About the property	8
D. Outside the property	10
E. Inside the property	12
F. Services	14
G. Grounds (including shared areas for flats)	16
H. Issues for your legal advisers	17
I. Risks	18
J. Energy matters	19
K. Surveyor's declaration	20
L. What to do now	21
M. Description of the service and terms of engagement	22
Appendix A — Photographs	25

A. About the inspection

About the inspection

Surveyor's name	Eleanor Whitcombe	Professional membership number	1234567
Company name	Report Kit 360	Date of the inspection	24 Mar 2026
Report reference number	RK-2026-0402	Related party disclosure	None
Full address and postcode of the property	The Old Rectory, Church Lane, Ashworth Green, AG2 4OV	Weather conditions when the inspection took place	Dry and bright, 9 °C
Status of the property when the inspection took place	Occupied and furnished		

About the survey. This is a Level 3 (building survey) report, the most thorough of the three levels. It describes the form of construction and the materials of each element, their condition and the most probable cause of any defect, the options for repair and the consequences of not acting, together with a proposed timescale and advice on future maintenance. Where parts could not be inspected we explain the risk that hidden defects may be present.

About the report. The report is written for the client named on the cover and for the purpose set out in our terms of engagement. The condition ratings are defined in the rating guide. Where an element has several parts, the worst part sets the rating and is described first. Please read the whole report, including the limitations, the issues for your legal advisers and the section headed What to do now.

Condition ratings used in this report:

Colour	Rating	Meaning
	3	Serious defects, or ones that need urgent repair, replacement or further investigation. Leaving them could create a safety risk or severe, long-lasting damage. Obtain written quotations before you commit to buying.
	2	Defects that need repair or replacement but are neither serious nor urgent. The property still needs normal maintenance.
	1	No repair is needed at present. Maintain the element in the usual way.
	NI	Not inspected. The element could not be seen or reached during the inspection.
	R Counted separately	Documents we suggest you ask for before you sign contracts.

B. Overall opinion

The Old Rectory is a substantial detached house of 1932 in generally sound structural condition. Its defects are those of age and deferred maintenance rather than anything fundamental: the rear gutter must be dealt with now, the support to the retained chimney stack should be confirmed before exchange, and the roof coverings, chimney stack and gable render need attention within the year. Allowing for these items, the house is a reasonable purchase at the agreed price.

Summary of condition ratings

3: 2 2: 8 1: 5 NI: 0 R: 0

#	Location	Rating	Type	Summary
2	D3 Rainwater pipes and gutters — Rear elevation	3		Gutter sags and over
7	E5 Fireplaces and flues — Rear bedroom	3		Chimney breast ren
1	D2 Roof coverings — Rear slope	2		Several slipped tiles
3	D4 Main walls — Gable	2		Cracked render and
4	D5 Windows — First-floor rear bedroom	2		Failed sealed unit (r
5	D1 Chimney stacks — Both stacks	2		Weathered flaunchi
6	E4 Floors — First-floor landing	2		Localised soft decki
10	F1 Electricity — Whole house	2		No current test cert
11	F3 Water — Incoming supply	2		Supply pipe may be
15	G3 Other — Rear boundary fence	2		Leaning timber fenc
8	E2 Ceilings — Bathroom	1		Historic water stain
9	E8 Bathroom fittings — Bathroom	1		Failed sealant at the
12	F4 Heating — Kitchen boiler	1		Combination boiler
13	F6 Drainage — Rear garden chambers	1		Free flowing.
14	G1 Garage — Attached	1		Sound; door operat

Documents we suggest you request before you sign contracts

Element no.	Document name	Received
1	Energy performance certificate	Yes
2	Building regulations completion certificate for the 2015 extension	No
3	Window installation certificate (FENSA)	Yes

Summary of repairs and cost guidance

Any costs shown are broad guidance only, based on our experience of similar work; they are not quotations and exclude VAT, fees and access costs unless stated. Obtain written quotations before

committing to purchase.

Table 1 — Repairs and cost guidance (calculated total)

Repair	Cost guidance (optional)	Guidance only
Clear, refix and realign the rear gutter; renew brackets	£650	Yes
Open up and confirm support to the retained chimney stack; make good	£1,200	Yes
Refix slipped tiles, replace verge tile, repoint and re-flaunch the rear stack	£1,450	Yes
Total	#CIRC!	

Further investigations

Element	Why	When	Who should carry it out
D3 Rainwater goods	Overflowing gutter saturating the wall below	Now	Guttering contractor
E5 Chimney breast removal	Support to the retained stack not confirmed	Before exchange	Structural engineer
F1 Electricity	No test certificate	Before exchange	Registered electrician

C. About the property

About the property

Type of property	Detached house with attached garage	Approximate year built	1932
Approximate year extended	2015 (single-storey rear extension)	Approximate year converted	Not converted
Information relevant to flats and maisonettes	Not applicable	Construction	Cavity brick walls, pitched concrete-tiled roof, timber upper floor, solid ground floor
Energy efficiency rating (from EPC)	D (62)	Means of escape	Doors to front and rear; windows to all habitable rooms
Issues relating to the energy efficiency rating	Not applicable	Other services or energy sources	Broadband and digital television aerial
Other energy matters	Not applicable	Grounds	Front garden with drive; enclosed rear garden about 18 m long
Location	Residential street of similar houses 1.5 km from the town centre	Facilities	Not applicable
Local environment	Not applicable	Other local factors	Not applicable

Table 1 — Accommodation

Floor	Living rooms	Bedrooms	Bath / shower	Separate WC	Kitchen	Utility	Other
Lower ground							
Ground	2	0	0	1	1	1	1
First	0	3	1	0	0	0	0
Second							
Third							
Other	0	0	0	0	0	0	1
Roof spaces	0	0	0	0	0	0	1
Total	2	3	1	1	1	1	3

Main services

Item	Result
Gas	✓ Pass
Electricity	✓ Pass
Mains water	✓ Pass
Mains drainage	✓ Pass

Central heating

Item	Result
Gas	✓ Pass
Electricity	N/A
Solid fuel	N/A
Oil	N/A
Other / none	N/A

D. Outside the property

Limitations on the inspection. We inspected from ground level and from within the property using a ladder of up to three metres where it was safe to do so. We did not move heavy furniture or stored items, lift fitted carpets or floorboards, or open up any part of the structure. Where an element was covered, concealed or not reasonably accessible it is rated NI (not inspected) and the risk of hidden defects is described.

The roof was inspected from ground level, from a ladder at the eaves and from the drone photographs supplied by the client's agent.

Ref	Element	Condition / description	Cause	Rating	Photo	Recommended action	Timescale	Cost
1	D2 Roof coverings	Several slipped tiles and one missing verge tile.		2		Refix and replace tiles	Within 12 months	£
2	D3 Rainwater pipes and gutters	Gutter sags and overflows; hopper blocked.		3		Clear, refix to a fall and renew brackets; check the wall below for damp once repaired	Now	£
3	D4 Main walls	Cracked render and weathered pointing at low level.		2		Repair render and repoint	Within 12 months	£
4	D5 Windows	Failed sealed unit (misting).		2		Replace the unit	Within 12 months	
5	D1 Chimney stacks	Weathered flaunching and pointing to the rear stack.		2		Repoint and re-flaunch	Within 12 months	£

D1 Chimney stacks

Two brick chimney stacks with clay pots and lead flashings. The flaunching to the rear stack is weathered and cracked and the pointing is recessed on the exposed faces. The stacks are plumb and the flashings are dressed correctly. Repoint and re-flaunch the rear stack within the next twelve months; the cause is normal weathering.

D2 Roof coverings

Pitched roofs covered with interlocking concrete tiles on timber battens over a bituminous underlay. Several tiles to the rear slope have slipped and one verge tile is missing. The coverings are otherwise serviceable for their age. Refix the slipped tiles and replace the missing verge tile; these are maintenance items caused by wind action and age of the fixings.

D3 Rainwater pipes and gutters

uPVC gutters and downpipes discharging to surface water gullies. The gutter to the rear elevation sags between brackets and overflows in heavy rain, and the hopper to the side elevation is partly blocked with leaves. Clear the gutters and refix the sagging length to a proper fall. Overflowing gutters saturate the wall below and are a common cause of damp staining internally.

D4 Main walls

Cavity walls of facing brick with a rendered gable, built off assumed concrete strip foundations. Isolated cracking of the render to the gable and some weathered pointing at low level were noted; no cracking indicative of structural movement was found. Cut out and repair the cracked render and repoint the weathered areas as part of routine maintenance.

D5 Windows

uPVC double-glazed windows installed around 2008. One sealed unit to the first-floor rear bedroom has failed (misting between the panes) and the trickle vents are painted shut in two rooms. Replace the failed unit and free the vents. The windows are otherwise in serviceable condition.

D6 Outside doors (including patio doors)

Composite front door and uPVC rear patio doors. Both operate correctly; the patio door threshold seal is worn and allows draughts. Replace the seal as a maintenance item.

D7 Conservatory and porches

A uPVC lean-to conservatory to the rear with a polycarbonate roof. The roof panels are discoloured and one end cap is missing, allowing water into the glazing bar. Replace the end cap; the roof will need renewal within five years.

D8 Other joinery and finishes

Timber fascias and soffits, painted. The paint finish is flaking to the south-facing elevation and the timber is soft at one corner of the fascia above the garage. Cut out and splice the decayed section and redecorate.

D9 Other

No significant matters were noted under this heading at the time of inspection.

E. Inside the property

Limitations on the inspection. We inspected from ground level and from within the property using a ladder of up to three metres where it was safe to do so. We did not move heavy furniture or stored items, lift fitted carpets or floorboards, or open up any part of the structure. Where an element was covered, concealed or not reasonably accessible it is rated NI (not inspected) and the risk of hidden defects is described.

Fitted carpets were lifted at three corners; furniture restricted the inspection of some walls. The roof space was entered.

Ref	Element	Condition / description	Cause	Rating	Photo	Recommended action	Timescale	Cost
6	E4 Floors	Localised soft decking at the bathroom door from an old leak.		2		Lift and replace the affected boards	Within 12 months	
7	E5 Fireplaces and flues	Chimney breast removed; support to the stack above not confirmed.		3		Open up to confirm the support or obtain building control approval; a structural engineer may be needed	Before exchange	£
8	E2 Ceilings	Historic water stain, dry at inspection.		1		Redecorate	Routine	
9	E8 Bathroom fittings	Failed sealant at the bath.		1		Renew sealant	Routine	

E1 Roof structure

Timber trussed rafters at 600 mm centres with diagonal bracing, seen from the roof space hatch. The structure is dry, free from visible sag and shows no evidence of timber decay or insect attack. Insulation is laid between and over the ceiling joists to about 250 mm.

E2 Ceilings

Plasterboard ceilings with a skim finish; the ground-floor hall ceiling is of lath and plaster. Minor shrinkage cracks at board joints were noted in two rooms, which are cosmetic. A historic water stain to the bathroom ceiling tested dry at the time of inspection.

E3 Walls and partitions

Internal walls are of blockwork and timber stud with plasterboard linings. Surfaces are generally sound. Hairline cracking around the opening between the kitchen and dining room is consistent with shrinkage of a structural lintel bearing and is not considered significant.

E4 Floors

Ground floors are solid concrete with a screed; upper floors are timber joists with chipboard decking. The floors felt firm underfoot and are reasonably level. A localised soft area was found in the first-floor landing decking at the bathroom door, consistent with an old leak; lift and replace the affected boards.

E5 Fireplaces, chimney breasts and flues

Two brick chimney stacks with clay pots and lead flashings. The flaunching to the rear stack is weathered and cracked and the pointing is recessed on the exposed faces. The stacks are plumb and the flashings are dressed correctly. Repoint and re-flaunch the rear stack within the next twelve months; the cause is normal weathering.

E6 Built-in fittings

Fitted kitchen units of average quality and fitted wardrobes to two bedrooms, all in serviceable condition with normal wear.

E7 Woodwork

Softwood skirtings, architraves and internal doors, painted. Normal wear and tear; no decay was found where tested with a moisture meter.

E8 Bathroom fittings

Modern white suite with a thermostatic shower over the bath. The sealant around the bath is failing at the tap end and should be renewed to prevent water reaching the floor below.

E9 Other

No significant matters were noted under this heading at the time of inspection.

F. Services

Limitations on the inspection. We inspected from ground level and from within the property using a ladder of up to three metres where it was safe to do so. We did not move heavy furniture or stored items, lift fitted carpets or floorboards, or open up any part of the structure. Where an element was covered, concealed or not reasonably accessible it is rated NI (not inspected) and the risk of hidden defects is described.

Services were not tested. The boiler was fired and the stop tap operated.

Ref	Element	Condition / description	Cause	Rating	Photo	Recommended action	Timescale	Cost
10	F1 Electricity	No current test certificate.		2		Obtain an EICR before exchange	Before exchange	
11	F3 Water	Supply pipe may be lead.		2		Test and replace if lead	Within 12 months	£
12	F4 Heating	Combination boiler about eight years old; no service record.		1		Obtain the service record and have it serviced	Routine	
13	F6 Drainage	Free flowing.		1		None		

Electrical installation — safety note. We have not tested the electrical installation. Electrical safety bodies in the UK recommend that a domestic installation is inspected and tested by a suitably registered electrician at least every ten years and on change of occupancy. Where electrical work has been carried out since 2005, ask the seller for the certificates that confirm it was completed and, where required, notified under the Building Regulations.

Gas and oil appliances — safety note. We have not tested gas or oil appliances, flues or pipework. All gas appliances and flues should be checked and serviced every year by an engineer on the Gas Safe Register; oil-fired equipment should be checked by a technician registered with a recognised competent person scheme such as OFTEC. Ask for the latest service records and safety certificates.

Services are generally hidden within the construction. We only inspected the visible parts of the available services and did not carry out specialist tests. The visual inspection cannot assess efficiency or safety; a specialist test is the only way to confirm either.

F1 Electricity

Mains electricity with a consumer unit of modern pattern fitted with RCD protection. No test certificate was available. We recommend an Electrical Installation Condition Report by a registered electrician before exchange of contracts; the installation looked tidy but we do not test it.

F2 Gas / oil

Mains gas supply with a meter in an external box. The installation was not tested; a Gas Safe registered engineer should check the appliances and pipework.

F3 Water

Mains water supply with a stop tap below the kitchen sink, which operated. Pipework seen is copper with some plastic; the supply pipe into the property could not be identified and may be lead at this age of property; have it checked.

F4 Heating

Gas-fired combination boiler located in the kitchen, about eight years old, serving radiators throughout. The boiler fired and the radiators warmed during the inspection. A service record should be requested.

F5 Water heating

Mains water supply with a stop tap below the kitchen sink, which operated. Pipework seen is copper with some plastic; the supply pipe into the property could not be identified and may be lead at this age of property; have it checked.

F6 Drainage

Foul drainage to the public sewer via two inspection chambers in the rear garden, both lifted and found free-flowing. Surface water drains to gullies. A CCTV survey is only recommended if the drains are old or the property has a history of problems.

F7 Common services

Not applicable; the property is a freehold house with no shared services.

G. Grounds (including shared areas for flats)

Limitations on the inspection. We inspected from ground level and from within the property using a ladder of up to three metres where it was safe to do so. We did not move heavy furniture or stored items, lift fitted carpets or floorboards, or open up any part of the structure. Where an element was covered, concealed or not reasonably accessible it is rated NI (not inspected) and the risk of hidden defects is described.

The grounds were inspected throughout; the garage was full of stored items.

Ref	Element	Condition / description	Cause	Rating	Photo	Recommended action	Timescale	Cost
14	G1 Garage	Sound; door operates.		1		None		
15	G3 Other	Leaning timber fence panels.		2		Replace posts and panels; confirm ownership	Within 12 months	

G1 Garage

Attached single garage of matching brick with a concrete tile roof and an up-and-over metal door. The door operates; the roof is sound. Asbestos cement sheet was not found.

G2 Permanent outbuildings and other structures

A timber garden shed on a concrete base in fair condition. No other permanent outbuildings.

G3 Other

No significant matters were noted under this heading at the time of inspection.

H. Issues for your legal advisers

The matters below should be checked by your legal adviser before you commit yourself. We have not seen the legal documents and our comments are made from the inspection and from what we were told.

H1 Regulation

Your legal adviser should confirm that building regulations approval and a completion certificate were obtained for the rear extension (approximately 2015) and that a competent-person certificate exists for the replacement windows. The property is not listed and does not lie in a conservation area as far as we are aware.

H2 Guarantees

Request copies of any guarantees for the replacement windows and doors, the boiler installation and any timber or damp treatment carried out, together with evidence that they are transferable.

H3 Other matters

Confirm the position of the boundaries, responsibility for the shared side access path and any rights of way or shared drainage serving the neighbouring property.

I. Risks

This section lists matters that may present a risk to the building, the grounds or to people, and other hazards we are aware of. identify

I1 Risks to the building

Water penetration from the overflowing rear gutter and the slipped roof tiles if the repairs listed in this report are not carried out promptly.

I2 Risks to the grounds

No significant risks to the grounds were identified.

I3 Risks to people

Electrical installation: no current test certificate; **lead water pipe:** the incoming supply pipe may be lead and should be tested.

I4 Other risks or hazards

Textured ceiling coatings of this age may contain asbestos; do not sand or scrape them without testing.

Asbestos and hazardous materials. Buildings constructed or refurbished before 2000 may contain asbestos. We do not sample or test materials. Where a material appears likely to contain asbestos we say so, but only laboratory analysis can confirm it. Do not disturb suspect materials; under the Control of Asbestos Regulations 2012 the person responsible for a non-domestic building must manage any asbestos present.

J. Energy matters

This is not a formal energy assessment. The comments below are based on what we saw and on the EPC.

J1 Insulation

About 250 mm of mineral wool insulation in the roof space; cavity walls with no evidence of cavity fill; solid ground floors uninsulated as is normal for the age.

J2 Heating

Gas-fired combination boiler located in the kitchen, about eight years old, serving radiators throughout. The boiler fired and the radiators warmed during the inspection. A service record should be requested.

J3 Lighting

A mix of LED and halogen fittings; the halogen downlighters could be changed for LED at little cost.

J4 Ventilation

Extract fans to the kitchen and bathroom and trickle vents to the windows. Condensation staining was noted to the bathroom window reveal; use the fan and keep vents open.

J5 General

The improvements recommended on the EPC (loft top-up, low-energy lighting and solar PV) are appropriate for this property.

K. Surveyor's declaration

Surveyor

Membership number	1234567	Phone	0161 496 0000
Company	Report Kit 360	Surveyor's address	12 Example Chambers, Marlbury MB1 2CK
Qualifications	BSc (Hons) MRICS	Email	surveys@example.test
Website	www.example.test	Property address	The Old Rectory, Church Lane, Ashworth Green
Client's name	Dr Simon Achterberg	Date this report was produced	10 Oct 2026

I confirm that I inspected the property on the date stated and that this report presents my professional opinion of its condition at that time.

Prepared by
Eleanor Whitcombe
BSc (Hons) MRICS
Report Kit 360
Date: 01 Apr 2026

L. What to do now

Getting quotations. For any item we have rated as needing repair, replacement or further investigation, obtain at least two written quotations from suitably experienced and, where appropriate, registered contractors before you commit yourself. Make sure each quotation is based on the description in this report and covers the same scope so that they can be compared.

Further investigations. Where we recommend further investigation we say which element is affected and why, when it should be done, and the kind of specialist who should carry it out. These investigations should be completed, and their findings understood, before you make a legal commitment.

Urgent items. Items rated as serious or urgent should be dealt with first. Some may affect safety, insurance or the ability to obtain a mortgage.

M. Description of the service and terms of engagement

Description of the service. The inspection covers the inside and outside of the main building, its permanent outbuildings and the grounds as described in the terms of engagement agreed with you before the inspection. Equipment used may include a damp meter, binoculars, a torch and a ladder of up to three metres. We do not inspect flues internally, test services, sample materials, inspect flat roofs we cannot see onto, or enter spaces that are unsafe or require more than a three-metre ladder.

Standard terms of engagement. Our standard terms (the service, the surveyor, what happens before the inspection, payment, cancellation and liability) were supplied with our confirmation of instruction and form part of this report. Our complaints-handling procedure is available on request.

Condition ratings used in this report:

Colour	Rating	Meaning
	3	Serious defects, or ones that need urgent repair, replacement or further investigation. Leaving them could create a safety risk or severe, long-lasting damage. Obtain written quotations before you commit to buying.
	2	Defects that need repair or replacement but are neither serious nor urgent. The property still needs normal maintenance.
	1	No repair is needed at present. Maintain the element in the usual way.
	NI	Not inspected. The element could not be seen or reached during the inspection.
	R Counted separately	Documents we suggest you ask for before you sign contracts.

This report was prepared under our standard terms of engagement, a copy of which was supplied with our fee proposal. Complaints are handled under our written complaints-handling procedure, available on request.

Appendix A — Photographs



Front elevation



Rear elevation and garden



Roof covering from the garden



Slipped tiles to the rear slope