



Home survey, level 1

27 Hollin Bank Road, Marlbury

RK-2026-0381

Property address	27 Hollin Bank Road, Marlbury
Client's name	Mr and Mrs Haldane
Inspection date	10 Mar 2026
Surveyor	Eleanor Whitcombe
Membership number	1234567
Report reference	RK-2026-0381

Sample report

Document control

Status code: S2

Revision	Date	Status	Description	Author	Checked	Approved
P01	12 Mar 2026	Draft	Draft for internal check	EW	DO	
A	13 Mar 2026	Issued	First issue to client	EW	DO	DO

Distribution

Name	Organisation	Copies
Mr and Mrs Haldane	Mr and Mrs Haldane	1

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A. About the inspection and report

About the inspection

Surveyor's name	Eleanor Whitcombe	Professional membership number	1234567
Company name	Report Kit 360	Date of the inspection	10 Mar 2026
Report reference number	RK-2026-0381	Related party disclosure	None
Full address and postcode of the property	27 Hollin Bank Road, Marlbury, MB6 3VC	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 1 (condition) report. It is a concise, visual inspection of the inside and outside of the main building, its permanent outbuildings and the grounds, carried out from ground level and from accessible vantage points. It describes the condition of each element on the inspection date and gives it a condition rating. It does not include advice on repairs, cost guidance, a market valuation or an energy assessment.

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. Summary of condition ratings

The elements are listed by rating, worst first, so that you can see at a glance what needs attention. Where an element has several parts, only the worst-rated part appears here.

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 (n
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 operato

C. About the property

About the property

Type of property	Semi-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)	Location	Residential street of similar houses 1.5 km from the town centre
Facilities	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 with binoculars. The rear elevation was seen from the garden only.

Ref	Element	Condition / description	Rating	Photo
1	D2 Roof coverings	Several slipped tiles and one missing verge tile.	2	
2	D3 Rainwater pipes and gutters	Gutter sags and overflows; hopper blocked.	3	
3	D4 Main walls	Cracked render and weathered pointing at low level.	2	
4	D5 Windows	Failed sealed unit (misting).	2	
5	D1 Chimney stacks	Weathered flaunching and pointing to the rear stack.	2	

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 and furniture restricted the inspection of floors and walls. The roof space was viewed from the hatch.

Ref	Element	Condition / description	Rating	Photo
6	E4 Floors	Localised soft decking at the bathroom door from an old leak.	2	
7	E5 Fireplaces and flues	Chimney breast removed; support to the stack above not confirmed.	3	
8	E2 Ceilings	Historic water stain, dry at inspection.	1	
9	E8 Bathroom fittings	Failed sealant at the bath.	1	

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 meter cupboard was accessible.

Ref	Element	Condition / description	Rating	Photo
10	F1 Electricity	No current test certificate.	2	
11	F3 Water	Supply pipe may be lead.	2	
12	F4 Heating	Combination boiler about eight years old; no service record.	1	
13	F6 Drainage	Free flowing.	1	

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.

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 rear garden was overgrown in parts and the boundary fences could not be fully inspected.

Ref	Element	Condition / description	Rating	Photo
14	G1 Garage	Sound; door operates.	1	
15	G3 Other	Leaning timber fence panels.	2	

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.

Surveyor's declaration

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: 13 Mar 2026

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.