Whitcombe Residential Surveyors
Home surveys and valuations

Level 1



Home survey, level 1

27 Hollin Bank Road, Marlbury MB6 3VC

Client	Mr and Mrs Haldane	*Reference*	RK-2026-0381
Inspection date	10 March 2026	*Surveyor*	Eleanor Whitcombe MRICS
Report date	13 March 2026		

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Document control

Revision	Date	Status	Issued by
P01	12 Mar 2026	Draft	EW
A	13 Mar 2026	Issued	EW

This is a fictional sample report. The property, people, findings and photographs (AI-generated illustrations) are invented to demonstrate the template.

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 Whitcombe Residential Surveyors.

A. About the inspection and report

About the inspection

Surveyor's name	Eleanor Whitcombe
Professional membership number	Not applicable
Company name	Whitcombe Residential Surveyors
Date of the inspection	Not applicable
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, light south-westerly wind
Status of the property when the inspection took place	Not applicable

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.

B. Summary of condition ratings

This section covers

- The condition ratings, worst first

We inspected 27 Hollin Bank Road on 10 March 2026 from ground level, inside the house and from the roof-space hatch. The elements are listed by rating, worst first. The 2 entries rated 3 concern the overflowing rear gutter, to be dealt with now, and the removed chimney breast, whose support should be confirmed before you exchange contracts.

Condition ratings used in this report:

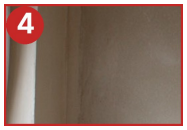
Rating	Meaning
3	Serious defects, or ones that need urgent repair, replacement or further investigation. Leaving them could create a safety risk or severe, long-lasting damage. Obtain written quotations before you commit to buying.
2	Defects that need repair or replacement but are neither serious nor 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.

Items
15

Photographs
3

3 2 items 2 8 items 1 5 items NI 0 items

3 Serious defects, or ones that need urgent repair, replacement or further investigation (2 items)

Element	Location	What we found	Detail
D3 Rainwater pipes and gutters	Rear elevation	Bay gutter sags and overflows; a joint leaks.	
E5 Fireplaces and flues	Rear bedroom	Chimney breast removed; support to the stack above not confirmed.	

2 Defects that need repair or replacement but are neither serious nor urgent (8 items)

Element	Location	What we found	Detail
D1 Chimney stacks	Both stacks	Weathered flaunching and pointing to the rear stack.	
D2 Roof coverings	Rear slope	Several slipped tiles and weathered ridge tiles.	
D4 Main walls	Gable and rear	Cracked render and weathered pointing at low level; staining below the gutter.	
D5 Windows	First-floor rear bedroom	Failed sealed unit (misting).	
E4 Floors	First-floor landing	Localised soft decking at the bathroom door from an old leak.	
F1 Electricity	Whole house	No current test certificate.	
F3 Water	Incoming supply	Supply pipe may be lead.	
G3 Other	Rear boundary fence	Leaning timber fence panels.	

1 No repair is needed at present (5 items)

Element	Location	What we found
E2 Ceilings	Bathroom	Historic water stain, dry at inspection.
E8 Bathroom fittings	Bathroom	Failed sealant at the bath.
F4 Heating	Kitchen boiler	Combination boiler about eight years old; no service record.
F6 Drainage	Rear garden chambers	Free flowing.
G1 Garage	Attached	Sound; door operates.

C. About the property

About the property

Type of property	Not applicable
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 clay-tiled roof, timber upper floor, solid ground floor
Energy efficiency rating (from EPC)	Not applicable
Location	Residential street of similar houses 1.5 km from the town centre
Facilities	Shops, two primary schools and the railway station within 1.5 km

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**

Table 1 Accommodation

Main services

Item	Result
Gas	Connected
Electricity	Connected
Mains water	Connected
Mains drainage	Connected

Central heating

Item	Result
Gas	Present
Electricity	None
Solid fuel	None
Oil	None
Other / none	None

D. Outside the property

This section covers

- Roof coverings, rainwater goods, walls, windows and doors seen from the ground and the ladder
- Only the elements that need comment are listed; the others were seen and need none

Limitations on the inspection. The outside was inspected from ground level, from the boundaries and, where it was safe, from a ladder of up to three metres. Elements that could not be seen are rated NI (not inspected).

ELEMENT	WHAT WE FOUND	DETAIL
2 D1 Chimney stacks	Weathered flaunching and pointing to the rear stack.	
2 D2 Roof coverings	Several slipped tiles and weathered ridge tiles.	 #6
3 D3 Rainwater pipes and gutters	Bay gutter sags and overflows; a joint leaks.	 #1
2 D4 Main walls	Cracked render and weathered pointing at low level; staining below the gutter.	 #3
2 D5 Windows	Failed sealed unit (misting).	

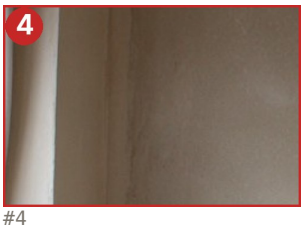
E. Inside the property

This section covers

- Roof structure, ceilings, walls, floors, fireplaces and fittings room by room
- Only the elements that need comment are listed; the others were seen and need none

Limitations on the inspection. The inside was inspected room by room without moving heavy furniture or stored items, lifting floorboards or opening up the structure; fitted carpets were lifted only where the report says so. Elements that could not be seen are rated NI (not inspected).

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

ELEMENT	WHAT WE FOUND	DETAIL
1 E2 Ceilings	Historic water stain, dry at inspection.	
2 E4 Floors	Localised soft decking at the bathroom door from an old leak.	
3 E5 Fireplaces and flues	Chimney breast removed; support to the stack above not confirmed.	 #4
1 E8 Bathroom fittings	Failed sealant at the bath.	

F. Services

This section covers

- Only the services that need comment are listed; the others were seen and need none

Limitations on the inspection. The services were inspected visually where they could be seen; no specialist tests were carried out.

Services were not tested; the meter cupboard was accessible.

ELEMENT	WHAT WE FOUND
2 F1 Electricity	No current test certificate.
2 F3 Water	Supply pipe may be lead.
1 F4 Heating	Combination boiler about eight years old; no service record.
1 F6 Drainage	Free flowing.

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)

This section covers

- Only the parts that need comment are listed; the others were seen and need none

Limitations on the inspection. The grounds were inspected from within the boundaries of the property.

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

ELEMENT	WHAT WE FOUND
1 G1 Garage	Sound; door operates.
2 G3 Other	Leaning timber fence panels.

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.

> *For your legal adviser*
>
> Please ask the seller for: building control approval for the removal of the rear bedroom chimney breast (E5); an Electrical Installation Condition Report (F1); and the guarantee and completion certificate for the 2015 extension (H2).

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. At Level 1 we identify each risk and explain its nature; we do not advise on the remedy.

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.

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.

Eleanor Whitcombe
BSc (Hons) MRICS
For and on behalf of Whitcombe Residential Surveyors
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.

A Photographs

PLATE A.1



Rear elevation: bay gutter *Rear elevation*

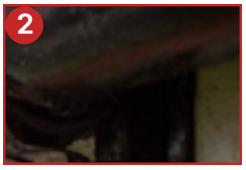
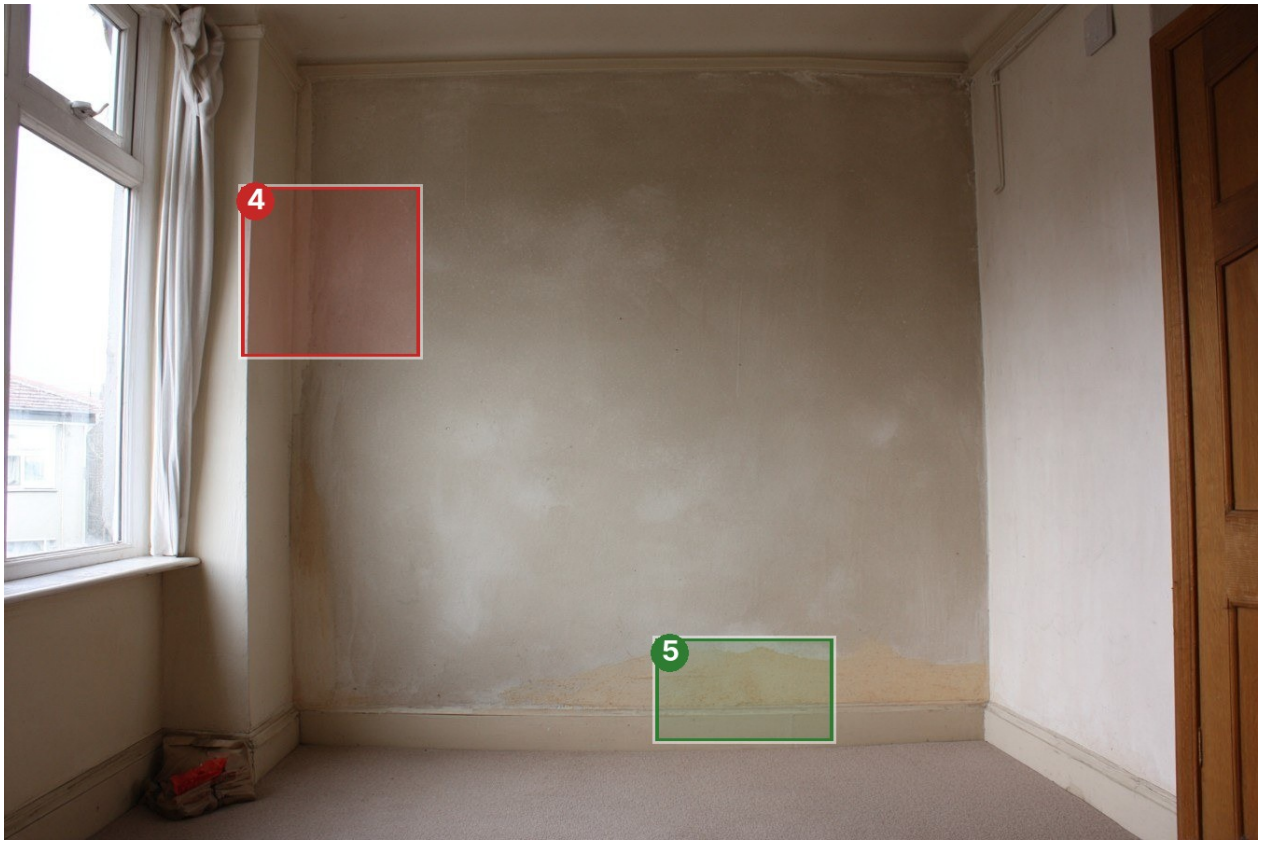
REF	DETAIL	RATING	FAULT	NOTE
#1		3	Overflowing gutter	The rear bay gutter sags between brackets and is choked with moss, so it overflows in rain.
#2		3	Leaking gutter joint	A joint in the bay gutter leaks onto the fascia board, which is stained.
#3		2	Staining	Algae and damp staining on the brickwork below the overflow.

PLATE A.2



Rear bedroom: wall where the chimney breast was removed *First floor, rear bedroom*

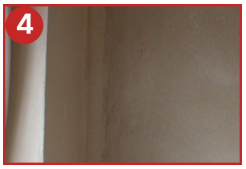
REF	DETAIL	RATING	FAULT	NOTE
#4		3	Removed chimney breast	The chimney breast has been removed at first floor: the whole panel between the alcove returns is newer, patchy plaster from cornice to skirting, and the marker shows where it meets the older plaster of the return. No gallows bracket or beam could be seen supporting the retained stack; your legal adviser should ask for the approval (section H).
#5		1	Staining at the base	Old staining at the skirting where the hearth was, dry when tested.

PLATE A.3



Rear roof slope *Rear roof slope*

REF	DETAIL	RATING	FAULT	NOTE
#6		2	Slipped tiles	Several clay tiles have slipped mid-slope where the nibs or fixings have failed.
#7		2	Weathered ridge tiles	Ridge and verge tiles are weathered with open bedding.
#8		1	Moss at the eaves	Moss has built up at the eaves course and in the gutter.

Whitcombe Residential Surveyors
Home surveys and valuations

12 Market Chambers
Marlbury MB1 2CK
0161 496 0000
hello@whitcombe.example
www.whitcombe.example

What happens next

Read section B first, then ask your legal adviser about the items in section H before you exchange contracts. Call us if anything in the report is unclear; a short call is included in the fee.

This report is for the named client and its professional advisers; no liability is accepted to any other party. The inspection was visual and non-destructive and reports the condition on the day. Concealed parts, services and areas without safe access were not inspected. This is a fictional sample report. The property, people, findings and photographs (AI-generated illustrations) are invented to demonstrate the template.

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