



Home survey, level 2

14 Orchard Croft, Thornby

RK-2026-0394

Property address	14 Orchard Croft, Thornby
Client's name	Ms Farida Qureshi
Inspection date	17 Mar 2026
Surveyor	Eleanor Whitcombe
Membership number	1234567
Report reference	RK-2026-0394

Sample report

Document control

Status code: S2

Revision	Date	Status	Description	Author	Checked	Approved
P01	20 Mar 2026	Draft	Draft for internal check	EW	DO	
A	23 Mar 2026	Issued	First issue to client	EW	DO	DO

Distribution

Name	Organisation	Copies
Ms Farida Qureshi	Ms Farida Qureshi	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	17 Mar 2026
Report reference number	RK-2026-0394	Related party disclosure	None
Full address and postcode of the property	14 Orchard Croft, Thornby, TB3 8MI	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 2 (survey) report. It is a more detailed visual inspection of the inside and outside of the main building, its permanent outbuildings and the grounds. The roof space, accessible drainage chambers and the services are inspected as described in the terms of engagement. Each element is given a condition rating and, where repair is needed, a broad outline of the work, who should do it and when.

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 and summary of condition ratings

Overall opinion

In our opinion 14 Orchard Croft is a reasonable purchase at the agreed price provided that you allow for the condition rating 3 items: the overflowing rear gutter and the removed chimney breast whose support has not been confirmed. The house is a well-built 1930s detached property that has been modernised and extended; the remaining defects are typical of its age and can be dealt with as routine maintenance over the next year or two.

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 overflows
7	E5 Fireplaces and flues — Rear bedroom	3		Chimney breast removed
1	D2 Roof coverings — Rear slope	2		Several slipped tiles
3	D4 Main walls — Gable	2		Cracked render and plaster
4	D5 Windows — First-floor rear bedroom	2		Failed sealed unit (rear)
5	D1 Chimney stacks — Both stacks	2		Weathered flaunching
6	E4 Floors — First-floor landing	2		Localised soft decking
10	F1 Electricity — Whole house	2		No current test certificate
11	F3 Water — Incoming supply	2		Supply pipe may be leaking
15	G3 Other — Rear boundary fence	2		Leaning timber fence
8	E2 Ceilings — Bathroom	1		Historic water staining
9	E8 Bathroom fittings — Bathroom	1		Failed sealant at threshold
12	F4 Heating — Kitchen boiler	1		Combination boiler
13	F6 Drainage — Rear garden chambers	1		Free flowing.
14	G1 Garage — Attached	1		Sound; door operates

Further investigations

Table 1 — Each entry states the element and why, when it should be done, and the kind of specialist

Element	Why	When	Who should carry it out
D3 Rainwater goods	Overflowing gutter saturating the wall below	Now	Roofing or guttering contractor
E5 Chimney breast removal	Support to the retained stack not confirmed	Before exchange	Structural engineer or mason
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)	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

The EPC describes the roof as uninsulated; we found about 250 mm of insulation in the roof space, so the rating may be slightly better than stated.

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 and from a ladder at the rear eaves.

Ref	Element	Condition / description	Rating	Photo	Recommended action	Responsibility	Timescale
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

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	Recommended action	Responsibility	Timescale
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

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 by the vendor.

Ref	Element	Condition / description	Rating	Photo	Recommended action	Responsibility	Timescale
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.

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 garden was inspected throughout; the garage was full of stored items.

Ref	Element	Condition / description	Rating	Photo	Recommended action	Responsibility	Timescale
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

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. Valuation

This section is included because a valuation was instructed with the survey.

Valuation

Market value	£415,000 (four hundred and fifteen thousand pounds)	Basis of value and assumptions	Market value as defined by RICS Valuation Standards, assuming vacant possession and the repairs listed carried out
Reinstatement cost for insurance	£342,000	Valuation date	17 Mar 2026
Special assumptions	None		

Table 1 — *Comparable evidence*

Comparable	Date	Price	Comment
9 Orchard Croft, Thornby	2025-11-14	405,000	Similar detached house, not extended
31 Lime Tree Avenue, Thornby	2025-09-02	428,000	Larger plot; refurbished
4 Orchard Croft, Thornby	2026-01-21	398,000	Semi-detached; smaller garden

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: 23 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.