Follow the Trail
Building Surveyors must follow the trail of suspicion
Alexander Collections Ltd v Martin and Lacey

- Grade II listed commercial property, timber frame construction comprising of a shop with office above

- Surveyor identified and commented he had concern at the condition of the timber frame to the gable
Second Surveyor

• A second surveyor was instructed and found deep seated rot in many timbers, including some structural timbers

• And extensive poor quality cement patching, which was loose in many areas

• Costing far more than the original surveyors estimate
The Judge Said

• The surveyor failed to exercise reasonable skill and care in reporting of a competent building surveyor, it did not convey concern about the timber frame or joists

• And the surveyor did not “follow the trail of suspicion”
“Follow the trail of suspicion”
Oswald v Countrywide Surveyors Ltd

The building surveyor made reference to woodworm infestation but did not make a clear distinction between death watch beetle and common furniture beetle – death watch beetle being much more likely to cause structural damage.
“Follow the trail of suspicion”
Extract from MoneySavingExpert

My survey failed to pick up several thousand pounds worth of problems, some of which were mind blowing in the extent to which they were ignored ......
“Follow the trail of suspicion”