

Dilapidations Three

Follow the Trail

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Building Surveyors must follow the trail of suspicion



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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”

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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.

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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

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