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BUILDING SURVEYS, REPORTS AND DILAPIDATIONS

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‘The Moving Finger writes; and, having writ,
Moves on; nor all thy Piety nor Wit
Shall lure it back to cancel half a line,
Nor all thy Tears wash out a word of it.’

Rubaiyat of Omar Khayyam
(Persian mathematician born in about the year 1050)

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Preface

This book is aimed at professionals involved in the preparation of structural and other types of building report, schedules of condition, schedules of dilapidations and proofs of evidence. It is believed that it will also be of considerable value to student surveyors on degree courses in building surveying and estate management and to those studying for the relevant professional examinations.

The method of undertaking building and structural surveys, including the equipment required, the sequence of survey operations and the recording of the relevant data are described and illustrated. The methods of preparation and presentation of reports for a variety of purposes are examined, with an appraisal of the divergent views being expressed and the surveyor's professional liability.

Then follows a study of the principal building defects, illustrating their nature, method of identification at the survey stage, probable consequences and means of rectification.

Examples are included of a structural survey of a domestic building and a structural report of an industrial and commercial property, both accompanied by extensive explanatory notes to enhance their value to the reader. Alternative approaches to structural report preparation are also illustrated.

A comparative study of structural and technical reports, schedules of condition and proofs of evidence highlights their main features and they are each illustrated by case studies. The role of the surveyor as an expert witness and arbitrator is detailed as these are becoming increasingly important functions.

Finally, a study is made of the nature and scope of dilapidations and their legal implications, together with a number of related aspects with which the surveyor may be concerned. These include covenants to repair and the remedies for their breach, standards of repair, and such cognate matters as party walls, dangerous buildings and fixtures. This proceeds logically into the method of preparation of schedules of dilapidations, supported by several practical examples, including the use of a Scott schedule in settling dilapidations claims.

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IVOR H. SEELEY

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