ebi SURVEYORS

NOT A BUILDING SURVEY

EXPERT EN BÂTIMENT

Remote Property Check

Summary of findings

Detached stone village house
near Uzès, Gard (30)

OUR RECOMMENDATION

Full Building Survey recommended

REFERENCE
EBI-RC-26-014

FORMAT
Video walkthrough

CALL
Tuesday 31 March 2026

SUMMARY ISSUED
2 April 2026

PREPARED FOR
Mr and Mrs H., buyers

PREPARED BY
Damon A. Elliott, expert en bâtiment

This sample is based on a real case. The client, address, dates and some details have been changed. Every Remote Check summary is delivered in English and French.

SCOPE OF THIS OPINION

This opinion is based only on the documents, photographs and video shown to us on 31 March 2026. We did not visit the property. Areas not shown, or not clearly visible, are not covered. It is not a building survey.

OUR RECOMMENDATION

Full Building Survey recommended

No visit needed | Essential Survey | **Full Building Survey**

The video shows several full-height cracks on the north wall, signs of earlier repairs that have cracked again, and water reaching the floor inside. Together they point to foundation movement and serious damp. These need measuring and tracing on site before you commit to the purchase.

What we reviewed

- Agent's listing and 24 photographs
- Seller's diagnostics pack (DDT): risk statement, DPE, asbestos, termites, electricity
- Floor plans supplied by the agent
- Your 37 photographs and 2 short videos
- Live video walkthrough with the agent, 52 minutes (recorded with consent)
- Géorisques check of the property's location

Not shown or not covered

- Roof space: no access during the call
- Roof slopes: seen only from the garden
- Underfloor voids and joist ends
- East side of the extension: hidden by vegetation
- Services: electrics, heating and drainage not tested

What we saw

Ten observations from the documents and the walkthrough, with how clearly each could be seen.

REF	WHAT WE SAW	CONFIDENCE	CONCERN	NEXT STEP
R-01	Vertical crack, full height of the north wall, wider at the top (about 5–8 mm)	● Clearly seen	High	Measure and trace on site
R-02	Two further vertical cracks on the north wall, one below the chimney	● Clearly seen	High	Include in site survey
R-03	Render patches crossed by newer cracks: earlier repairs have reopened	◐ Partly seen	High	Ask seller for repair history
R-04	Dark staining and standing water at the base of the bedroom north wall	● Clearly seen	High	Moisture readings on site
R-05	North window sills: thin render, little fall, no upstand; likely hollow blocks	◌ Inferred	Medium	Check construction on site
R-06	Metal capping appears missing along parts of the eaves	◐ Partly seen	Medium	Check from close range
R-07	South terrace almost level with the door thresholds	● Clearly seen	Medium	Measure levels on site
R-08	Chimney breast removed in bedroom 2 (per agent); cracking along its line	◐ Partly seen	High	Ask who removed it and how
R-09	Roof likely has no underlay, given its age and construction	◌ Inferred	Medium	Inspect the roof space
R-10	Mould above the kitchen sink; condensation on windows	● Clearly seen	Low	Check ventilation

Confidence grades

● Clearly seen

Visible and in focus, in good light, from a useful angle.

◐ Partly seen

Visible but blurred, distant, poorly lit or only from one side.

◌ Inferred

Not directly visible; a reasoned conclusion from other signs, the age of the house or the DDT.

Site risks

Clay shrink-swell (Géorisques)	Medium exposure
Flood risk (ERP)	Not in a mapped flood zone
Natural-disaster decrees	Drought decrees listed for the commune: ask about claims
Energy rating (DPE)	Class E
Asbestos report	No asbestos found in accessible materials
Termites	Commune not under a termite order

Questions to ask before you offer

1. When were the cracks repaired, by whom, and are there invoices?
2. Has an insurance claim ever been made for cracking or water damage?
3. When was the chimney breast removed, and was structural advice taken?
4. Has water ever been seen on the bedroom floor after rain?
5. Can the roof space be opened for the survey?

YOUR NEXT STEP AND YOUR CREDIT

If you book a Full Building Survey of this property by **2 May 2026**, the €400 you have paid comes off the deposit.

CREDIT CODE
EBI-CR-014-H

Book at ebi-surveyors.fr/book or reply to this email.

Full Building Survey	€1,500
50% deposit	€750
Less your Remote Check credit	–€400
To pay when booking	**€350**
Balance when the report is ready	€750

This summary is a remote opinion for the named client only, based on the material listed above. It is not a building survey, a valuation or a guarantee that the property is free from defects. Professional indemnity insurance: Lloyd's Insurance Company S.A., policy BRCP300227.

PREPARED BY

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