ebi SURVEYORS

SAMPLE REPORT

EXPERT EN BÂTIMENT · PRE-PURCHASE

Full Building Survey

Detached stone village house
near Uzès, Gard (30)



REPORT REFERENCE
EBI-26-S01

INSPECTION
Tuesday 14 April 2026

REPORT ISSUED
21 April 2026

PREPARED FOR
Mr and Mrs H., buyers

PREPARED BY
Damon A. Elliott, expert en bâtiment

This sample is based on a real inspection. The client, address, dates and some details have been changed, and cost figures are illustrative.

Contents

This report is written for you, the buyer, in plain English. French technical terms are explained in the glossary at the end.

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How to read this report

Each issue has a reference (S for structure, D for damp and weathertightness, I for interior, A for advisory), a photograph and three short parts: what we found, why it matters and what to do.

Every issue carries one of four ratings:

RATING	MEANING	ISSUES
Urgent	Act now, before or straight after purchase	5
Investigate	A specialist must look before you decide	4
Repair	Plan the work within the next 12 months	7
Monitor	No work needed now; keep an eye on it	3

Moisture readings are on the meter's relative scale (WME). As a guide, below 17 is dry, 17 to 20 is borderline and above 20 is damp. 100 is the highest the meter can show.

01

At a glance

The essentials in one page. The detail behind every point follows in the report.

OUR VERDICT

An attractive house with serious but repairable problems. Do not sign until two investigations are done.

The north wall is cracked through and saturated, and the foundations appear to be moving. The repairs we can price today come to about **€21 000 to €31 000**. What nobody can price yet is whether the foundations need underpinning, which commonly costs €20 000 or more. We recommend you do not sign the compromis until the G5 soil study and the joist inspection are complete, or until your offer allows for that risk.

5	€21 000 to €31 000	8 mm	100
urgent issues	estimated repairs, TTC	widest crack, north wall	peak moisture reading

Condition by element

Foundations and structure	Investigate	S-01 to S-05
External walls and render	Urgent	S-01, D-02, D-08
Windows and sills	Urgent	D-01
Eaves and rainwater	Urgent	D-04
Roof covering and chimney	Repair	D-05, D-06, I-04
Ground levels and drainage	Repair	D-07
Internal walls, floors, ceilings	Repair	D-03, S-06, I-03
Ventilation	Repair	I-01
Plumbing (visual only)	Monitor	I-02
Electrics, heating, drainage	Not tested	Page 16

Your five priorities

1. **Commission a G5 soil study** and fit crack gauges before signing (S-01).
2. **Open up the bedroom 1 floor** to check the joist ends for rot (A-01).
3. **Ask the seller** for the history of the crack repairs and any insurance claims (S-03).
4. **Stop the water**: new sills and eaves capping in the first two months (D-01, D-04).
5. **Get three quotes** for each repair from insured builders (assurance décennale).

02

About this survey

What we were asked to do, how we did it and the conditions on the day.

Client	Mr and Mrs H., buyers, currently in the UK
Property	Detached stone village house, near Uzès, Gard (30). Full address withheld in this sample.
Service	Full Building Survey (pre-purchase)
Stage of purchase	Offer accepted, compromis not yet signed
Inspection	Tuesday 14 April 2026, 9:00 to 13:30
Weather	Dry and sunny, 18°C. Heavy rain two days before.
Present	The selling agent, who gave access
Report issued	21 April 2026, 5 working days after inspection

The brief

Our clients had noticed cracks on the outside walls at a viewing and wanted to know whether they were serious, what was causing them and what repairs might cost before committing to the purchase.

How we inspected

- Visual inspection of all four elevations, every accessible room and the roof space
- Pinless moisture meter readings on walls and floors (WME scale)
- Crack widths measured with a crack-width card
- Tap test of floor tiles to find loose (hollow) areas
- Roof, chimney and eaves inspected with a high-resolution camera on a telescopic mast; torch inspection of the roof space
- Drone survey not possible: overhead power lines run alongside the roof
- Over 80 photographs, a selection of which appear in this report

Independence

ebi surveyors works only for you. We have no commercial link with the seller, the estate agent or any builder, we pay no one for referrals, and we do not carry out or manage building work. Our findings are based only on what we observed and measured.

Limits of the inspection

The inspection was visual and non-destructive. Furniture was not moved, floors and linings were not lifted, and services were not tested. We cannot report on what was hidden on the day. Full terms are on the last page.

The property and its setting

A late 19th-century stone village house, extended in the 1970s, on clay soil in a garden with mature trees.

Type	Detached two-storey house with attic and a single-storey extension to the east
Age	Main house about 1890; extension 1970s
Living area	About 145 m² (as stated by the agent)
Walls	Rubble stone, cement render above a stone plinth
Roof	Timber frame, clay tiles on battens, no underlay
Floors	Tiled concrete ground floor; timber joists upstairs
Windows	Double-glazed timber and PVC
Heating	Electric panel heaters and a wood stove
Drainage	Mains (to confirm in the DDT)

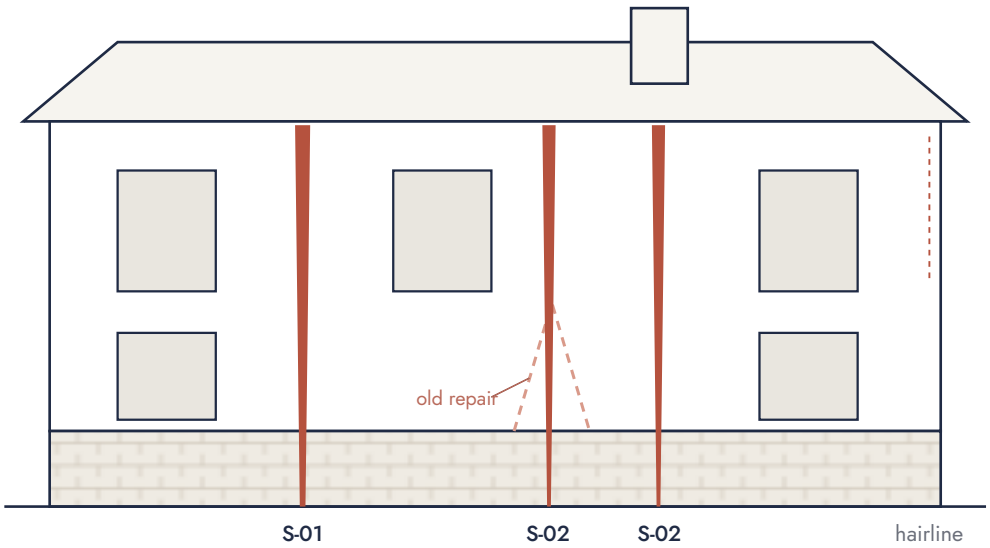
Three things in the setting work against this house

Clay soil. The national clay map (Géorisques) shows medium shrink-swell exposure here. Clay shrinks in dry summers and swells in wet winters, and shallow 19th-century foundations move with it.

Trees. A mature plane tree and dense shrubs stand within 5 m of the south-west corner. Their roots dry the soil under the foundations in summer, which makes the shrinkage worse.

Traffic. The house sits on a junction used by delivery vans and farm vehicles. Vibration does not cause cracks on its own, but it can keep existing cracks from settling.

North elevation: where the cracks are



Not to scale. Crack widths exaggerated. Some ground-floor openings omitted for clarity.

03

Structure

The walls are moving. The pattern of cracks points to settlement of the foundations on clay soil, made worse by trees, a removed chimney breast and past repairs that treated the symptoms only.

S-01 Full-height crack in the north wall

Urgent



North wall: the crack runs from the eaves to the stone plinth (outlined).

WHAT WE FOUND

A continuous vertical crack runs the full height of the north wall, from the eaves down to the stone plinth. It measures about 3 mm at the base and widens to about 8 mm under the eaves. It passes through the render into the masonry behind.

WHY IT MATTERS

A crack that is wider at the top (a 'V' opening) is the classic sign of one part of the foundations settling more than another. It also lets rain straight into the wall, and lines up with the saturated readings in the kitchen (D-02).

WHAT TO DO

Seal it now with a flexible mastic, not mortar. Fit crack gauges and record them for 12 months. Commission a G5 soil study before choosing a permanent repair.

S-02 Repeated cracks across the north wall

Investigate



Crack aligned with the chimney stack above (red line).

WHAT WE FOUND

Two more vertical cracks run from the eaves to the plinth on the piers between the first-floor windows, one directly below the chimney stack. Both open wider at the top. A fourth hairline crack (under 0.5 mm) at the north-east corner is limited to the render.

WHY IT MATTERS

Three parallel cracks along one wall point to movement of the whole north foundation line, not a one-off defect. The weight of the chimney concentrates load on one pier, which helps explain the crack beneath it.

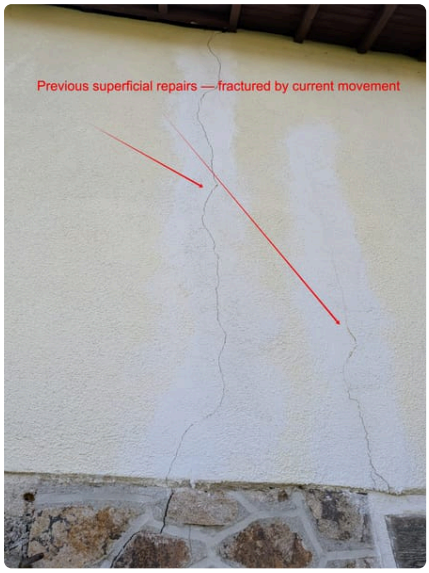
WHAT TO DO

Include all of these cracks in the monitoring and the G5 study. Do not fill them with rigid mortar until the movement is understood.

03 · **STRUCTURE** (CONTINUED)

S-03 Earlier repairs have cracked again

● Investigate



An old render patch, now crossed by a newer crack.

WHAT WE FOUND

Patches of non-matching render, including an inverted-V repair on the central pier and white repair strips on the south wall, show the cracks have been filled before. New cracks now run through and beside these patches.

WHY IT MATTERS

The movement continued after the repairs, so the cause was never treated. The history of these works is important evidence, both for your decision and for any future insurance claim.

WHAT TO DO

Ask the seller for dates, invoices and any insurance claim linked to the repairs (see ‘Before you sign’). Treat the movement as active until monitoring shows otherwise.

S-04 South wall crack running into the door lintel

● Repair



South wall: the crack descends towards the patio-door lintel.

WHAT WE FOUND

A through-crack runs diagonally from the eaves down to the timber lintel over the main patio doors. It is separate from an older vertical repair strip to its left, which shows the wall is finding a new line of weakness.

WHY IT MATTERS

Openings are the weakest points of a wall, and movement tends to ‘unzip’ towards them. Left alone, a crack ending at a lintel can affect how the lintel bears and how the doors open and seal.

WHAT TO DO

Monitor it with a gauge alongside S-01. Once the movement is understood, stitch the masonry with helical stainless-steel bars and check the lintel bearings.

03 · STRUCTURE (CONTINUED)

S-05 Chimney breast removed without visible support

Investigate



Bedroom 2: cracks following the line of the former flue (arrows).

WHAT WE FOUND

In bedroom 2, vertical and diagonal cracks follow the line of an internal chimney breast that has been taken out. Outside, a through-crack runs down the south wall at the same position.

WHY IT MATTERS

Removing a chimney breast changes how loads travel through the wall. Without proper support it leaves a vertical line of weakness, and these cracks now follow it.

WHAT TO DO

Ask when the breast was removed, by whom, and whether supports were fitted. A structural design office (bureau d'études structure) should confirm what is carrying the remaining stack.

S-06 Cracks along the kitchen ceiling joints

Monitor



Kitchen ceiling: crack along a plasterboard joint.

WHAT WE FOUND

Straight cracks follow the plasterboard joints of the kitchen ceiling. The joints were taped with self-adhesive mesh rather than paper joint tape.

WHY IT MATTERS

This is a finishing defect under the French standard DTU 25.41, not a structural one. Mesh tape copes badly with the small movements in this house, so the cracks will return after redecoration.

WHAT TO DO

Re-tape the joints with paper tape when the ceiling is next decorated, after the structural work is complete.

04

Damp and weathertightness

Water is entering the house at the sills, the eaves and the roof junctions, and through the cracks. The north wall is saturated from top to bottom.

D-01 Window sills built from hollow blocks

Urgent



Underside of a north sill: hollow concrete blocks behind thin render.

WHAT WE FOUND

The north window sills are built from hollow concrete blocks (parpaings) under a thin cement render. They have no upstand (rejingot) and too little fall, so water pools against the frames.

WHY IT MATTERS

Rain soaks through the render and fills the hollow cores, creating a reservoir inside the wall at every window. This is the main reason the window bays read up to 100 on the moisture meter.

WHAT TO DO

Replace them with solid, sloped sills with a proper upstand and drip. This is the single most effective repair for the damp.

D-02 North wall saturated

Urgent



100.0: the highest reading the meter can display.

WHAT WE FOUND

Readings on the inside of the north wall range from 30.8 to 78.5 in the kitchen and reach the meter's maximum of 100 inside a cupboard built against the bare stone.

WHY IT MATTERS

The wall now acts as a channel for rainwater, from the cracks and sills down to the ground floor. Saturated stone loses its insulating value, softens lime mortar and feeds mould.

WHAT TO DO

Stop the water first (D-01, D-04 and S-01), then let the wall dry before any work inside. Re-plastering it now would fail within a season.

04 · DAMP AND WEATHERTIGHTNESS (CONTINUED)

D-03 Water collecting on the bedroom floor

Urgent



Bedroom 1: staining where water collects at the base of the wall.

WHAT WE FOUND

There is deep staining and standing water at the foot of the north wall in bedroom 1, on a timber floor.

WHY IT MATTERS

Water reaching the floor means the wall can hold no more. The ends of the floor joists sit in this wall and are at risk of rot (see advisory A-01).

WHAT TO DO

Protect the floor now. Open up the floor along the wall to inspect the joist ends before you sign, or allow for their repair in your budget.

D-04 Metal capping missing at the eaves

Urgent



Eaves line where the protective capping is missing.

WHAT WE FOUND

Sections of metal capping are missing from the fascia along the roof edge. Rain runs behind the gutter and soaks into the top of the wall.

WHY IT MATTERS

Every north-wall crack starts at this level. Water soaking the wall head speeds up the movement and feeds the damp inside.

WHAT TO DO

Fit new capping and a drip edge along the eaves. It is a quick, low-cost repair with a large effect.

D-05 Cracked mortar seal at the extension roof

Repair



Rigid cement seal at the junction of the extension roof (red lines).

WHAT WE FOUND

The joint between the extension roof and the main wall is sealed with a cement mortar fillet that has cracked and pulled away from the render.

WHY IT MATTERS

A rigid joint cannot cope with two buildings moving differently. Rain now gets behind the tiles and into the main wall.

WHAT TO DO

Replace the fillet with a metal (zinc or lead) flashing set into the wall, which can take up movement.

04 · DAMP AND WEATHERTIGHTNESS (CONTINUED)

D-06 Chimney flashing breaking up

Repair



Cracked cement skirting at the base of the chimney.

WHAT WE FOUND

The base of the brick chimney is sealed with metal flashing covered by a thick cement skirting, which is cracked and flaking. No leak was reported inside.

WHY IT MATTERS

Cracked mortar holds water. Winter frosts will break it up further until the seal fails.

WHAT TO DO

Remove the cement and renew the flashing in metal, at the same time as the roof work (I-04).

D-07 Terrace too high at the south doors

Repair



The outside ground meets the door frame with no clearance.

WHAT WE FOUND

The terrace outside the south doors is almost level with the inside floor, far short of the usual 150 mm clearance.

WHY IT MATTERS

Rain splashes onto the render and door frames and soaks into the base of the wall. This matches the damp readings and hollow tiles in the lounge (I-03).

WHAT TO DO

Lower the ground to at least 150 mm below the floor and lay a perimeter drain along the south wall.

D-08 Climbing-plant residue on the west wall

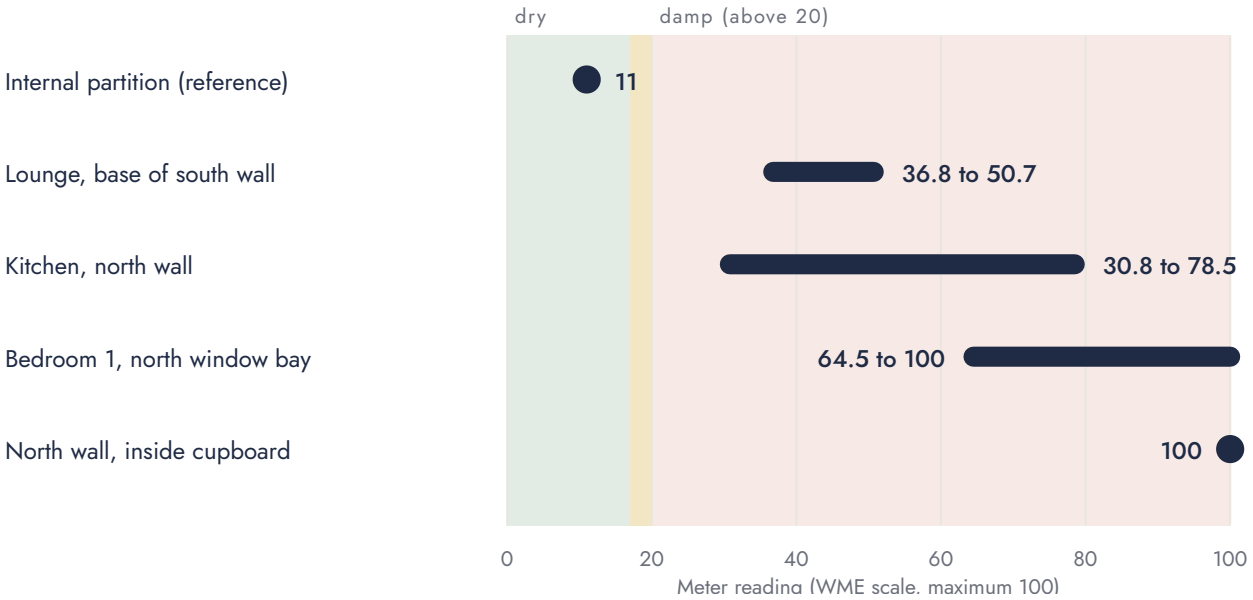
Monitor

Found: Root pads and staining from former climbing plants cover the upper west wall. They hold moisture against the render and open up its surface.

To do: Clean gently with low-pressure steam, apply a biocide, then a breathable water repellent once dry.

Moisture readings

Every reading taken against an outside wall was damp, and the north wall reached the meter's limit.



Bars show the lowest and highest readings at each location; dots show a single reading. The reference reading on a dry internal partition shows what 'normal' looks like in this house.

Reading the pattern

The wettest readings follow the north wall from top to bottom: the window bays upstairs, the bedroom floor, the kitchen and the cupboard against bare stone. Water enters high up, through the eaves, the sills and the cracks, and works its way down through the wall.

On the south side the pattern is different: the dampness sits at floor level, which points to the terrace outside rather than the roof.

A-01 · Investigate

Advisory: hidden rot at the joist ends

With readings of 100 in the north wall, the ends of the floor joists built into that wall are at high risk of wet rot or dry rot (mérule). Timber is at risk once its moisture content passes about 20%. These ends are hidden behind finishes, so their condition is unknown.

We strongly recommend opening up the floor along the north wall of bedroom 1 before you sign. If dry rot is found, French law requires the occupant to declare it to the mairie.

05

Room by room

Inside, the effects of the outside problems show as damp, mould and loose finishes, plus a few smaller items of their own.

I-01 Condensation and mould in the kitchen

Repair



Kitchen: mould and staining in the ceiling corner above the window (outlined).

WHAT WE FOUND

There is heavy condensation on the kitchen windows and black mould above the sink. There is no working mechanical extraction.

WHY IT MATTERS

Cooking moisture has nowhere to go and condenses on the coldest surfaces, which the damp north wall makes colder still.

WHAT TO DO

Fit a ducted extractor and check the window air inlets. Clean the mould with a fungicidal wash.

I-02 Old leak repair and push-fit pipework

Monitor



Above the dining-room ceiling patch: push-fit plastic connectors.

WHAT WE FOUND

A rectangular patch in the dining-room ceiling marks a past leak repair. The pipes above it use push-fit plastic connectors. The area was dry on the day.

WHY IT MATTERS

Push-fit joints are reliable when well installed, but here they sit in a hidden void. The patch confirms at least one leak in the past.

WHAT TO DO

Ask the seller what leaked and when. Check the patch with a moisture meter from time to time.

I-03 Damp wall base and hollow floor tiles, lounge

Repair



Lounge: reading taken at the base of the south wall.

WHAT WE FOUND

Readings of 36.8 to 50.7 were recorded at the base of the south lounge wall. Floor tiles near the doors sound hollow when tapped.

WHY IT MATTERS

Moisture from the high terrace outside (D-07) is reaching the floor and loosening the tiles from the screed.

WHAT TO DO

Correct the outside ground level first, then lift and re-bed the affected tiles.

05 · ROOM BY ROOM (CONTINUED)

I-04 Roof space: no underlay, daylight through tiles

Repair



Roof space: daylight showing through a gap in the tiles (circled).

WHAT WE FOUND

The tiles sit on battens with no underlay. Daylight shows through several gaps where tiles have slipped. The insulation was dry on the day.

WHY IT MATTERS

Without an underlay, every slipped tile is a direct route for wind-driven rain, especially in autumn storms.

WHAT TO DO

Re-lay the slipped tiles now. Plan for an underlay when the roof is next re-covered.

06

What we could not inspect

A building survey looks at the fabric of the house. These items need their own checks, and some are already covered by the seller's diagnostics pack (DDT).

ITEM	STATUS	WHAT WE RECOMMEND
Electrical installation	Not tested	Read the electrical diagnostic in the DDT. Old installations often need upgrading; get an electrician's quote if it lists faults.
Heating and hot water	Not tested	Electric panels and a wood stove. Ask for the last chimney sweep certificate (certificat de ramonage), which insurers require.
Plumbing	Visual only	No leaks seen on the day apart from the history at I-02. Pressure and pipework inside walls were not tested.
Drainage	Not tested	The agent stated mains drainage. Confirm in the DDT; if the house is on a septic tank, ask for the SPANC inspection report.
Asbestos, lead, termites	Covered by DDT	These are mandatory seller diagnostics. Read them, particularly asbestos given the 1970s extension.
Energy performance	Covered by DDT	The DPE rating will be affected by the damp north wall. Note any rental restrictions linked to the rating.
Floor voids and joist ends	Not accessible	See advisory A-01. An invasive inspection is recommended before signing.
Roof slopes	Telescopic mast camera and roof space	Inspected from ground level with a mast-mounted camera and from inside the roof space. A drone could not be flown safely because of overhead power lines. Concealed areas such as valleys behind the chimney may need a closer look by the roofer.
Outbuildings, pool, boundaries	Outside scope	Not part of this instruction.

07

Action plan

What to do, in order. The first column matters most: it protects your decision to buy.

Before you sign
INVESTIGATE AND ASK

- Commission a G5 soil study (S-01, S-02)
- Fit crack gauges and take the first readings (S-01 to S-04)
- Open up the bedroom 1 floor at the north wall (A-01)
- Get the seller's repair history and claims record (S-03, S-05)
- Obtain builders' quotes for the urgent works

First 2 months
STOP THE WATER

- Seal cracks temporarily with flexible mastic
- Replace the five north window sills (D-01)
- Fit eaves capping and drip edge (D-04)
- Protect and dry the bedroom 1 floor (D-03)

Months 3 to 12
REPAIR

- Stitch the cracks once movement is understood (S-01 to S-05)
- Lower the south terrace and add a drain (D-07)
- Renew roof flashings; re-lay slipped tiles (D-05, D-06, I-04)
- Kitchen extraction; re-bed lounge tiles (I-01, I-03)
- Clean and treat the west wall (D-08)

Ongoing
MONITOR AND MAINTAIN

- Read the crack gauges every month for 12 months
- Keep the trees near the south-west corner under control
- Redecorate inside only once the walls have dried
- Re-tape the kitchen ceiling joints (S-06)

If monitoring shows the cracks are still opening, the soil study will usually recommend underpinning (reprise en sous-œuvre). That work is not included in the costs on the next page. If drought cracking is involved and the commune is covered by a natural-disaster decree (CatNat), part of the cost may be claimable on home insurance. The 12 months of gauge readings are essential evidence for that claim.

Who you will need

SPECIALIST	IN FRENCH	FOR
Geotechnical firm	*Bureau d'études géotechnique*	G5 soil study; advice on whether underpinning is needed
Structural design office	*Bureau d'études structure*	Crack stitching design, chimney support, lintels
Mason	*Maçon*	Sills, crack stitching, terrace levels and drain
Roofer	*Couvreur*	Eaves capping, flashings, slipped tiles
Carpenter	*Charpentier*	Joist-end inspection and any timber repairs

08

Estimated costs

The work we can price today comes to about €21 000 to €31 000, including VAT. Underpinning, if needed, would come on top.

WORK	REF	ESTIMATE (TTC)
Before you sign: investigations		
G5 geotechnical soil study	S-01, S-02	€2 500 – €3 500
Crack gauges and 12 months of readings	S-01 to S-04	€600 – €900
Opening up to inspect joist ends, bedroom 1	A-01	€900 – €1 400
Subtotal		€4 000 – €5 800
Urgent works: first two months		
Temporary flexible sealing of cracks	S-01, S-02	€450 – €650
Replace five north window sills	D-01	€2 500 – €3 500
Eaves capping and drip edge	D-04	€1 200 – €1 700
Subtotal		€4 150 – €5 850
Repairs within 12 months		
Structural stitching of cracks (helical bars)	S-01 to S-05	€5 000 – €7 500
Lower south terrace and lay perimeter drain	D-07	€3 500 – €5 000
Chimney and extension roof flashings	D-05, D-06	€1 300 – €1 900
Re-lay slipped roof tiles	I-04	€800 – €1 500
Kitchen extractor and ventilation	I-01	€400 – €700
Lift and re-bed lounge floor tiles	I-03	€800 – €1 400
Clean and treat west wall	D-08	€900 – €1 400
Subtotal		€12 700 – €19 400
Total estimated cost, TTC		**€20 850 – €31 050**

How these figures were prepared

Estimates are based on typical 2026 prices for small works in the Gard, including VAT at the 10% renovation rate where it applies. They are a guide for budgeting and discussion, not quotes. Always obtain three written quotes, and check each builder's assurance décennale certificate before structural work starts.

Not included

Underpinning, if the soil study calls for it, which commonly costs €20 000 or more. Also excluded: internal redecoration, any timber repairs found under A-01, and work arising from items we could not inspect.

09

Before you sign

Questions to put to the seller and the notaire, and how to use this report in your discussions.

Ask the seller, in writing

- When were the cracks repaired, by whom, and do you have the invoices?
- Has an insurance claim (sinistre) ever been made for cracking or water damage?
- Has the commune had a drought natural-disaster decree (CatNat sécheresse), and was a claim made?
- When was the chimney breast removed, and was any structural advice taken?
- What caused the dining-room ceiling leak, and when was it repaired?
- Was planning permission or a déclaration préalable obtained for the extension?

Check in the diagnostics pack (DDT)

- The risk statement (état des risques): clay exposure and any flood zone
- The asbestos report for the 1970s extension
- The electrical and energy (DPE) diagnostics

Discuss with your notaire

In France, a survey condition is not standard in the compromis, but conditions can be negotiated. Ask your notaire whether the sale can be made subject to a satisfactory soil study or joist inspection, or whether signing can wait until both are done.

Using this report in negotiation

The costed action plan gives you a factual basis to discuss the price with the seller. This report does not give an opinion on the value of the property; that is a separate matter for you and your advisers.

> We are happy to talk the findings through with you by phone or video, and to answer questions from your notaire or builder in French.

Glossary

French terms you will meet in this report, in quotes and at the notaire.

Appui de fenêtre
Window sill. A proper sill is solid, slopes outwards and has a drip underneath.

Rejingot
The small upstand at the back of a sill that stops water reaching the frame.

Enduit
Render: the outer coat on the walls. Old stone walls need breathable lime render, not cement.

RGA (retrait-gonflement des argiles)
Clay shrink-swell: clay soil shrinking in dry summers and swelling when wet, moving the foundations.

Étude G5
A geotechnical study of the soil under an existing building, used to diagnose movement.

Reprise en sous-œuvre
Underpinning: deepening or strengthening foundations, often with micro-piles.

Agrafage
Crack stitching: bonding cracked masonry back together with stainless-steel bars.

Témoin (jauge Saugnac)
Crack gauge fixed across a crack to measure whether it is still moving.

Solin
Flashing: the seal where a roof meets a wall or chimney.

Écran de sous-toiture
Roof underlay: a membrane under the tiles that catches wind-driven rain.

Mérule
Dry rot: a fungus that destroys timber in damp buildings. Its presence must be reported to the mairie.

DTU
French building standards that define good workmanship for each trade.

Assurance décennale
The 10-year insurance every French builder must hold for structural work. Always ask for the certificate.

CatNat
Natural-disaster decree. Drought-related cracking can only be claimed on insurance in a commune covered by one.

DDT
The seller's mandatory diagnostics pack (energy, asbestos, lead, termites, risks). It does not assess condition.

Compromis de vente
The preliminary sale contract, signed before the final deed at the notaire.

Terms, limitations and sign-off

The basis on which this report was prepared.

Scope. This is a visual, non-destructive inspection of the parts of the property that were safely accessible on the day. Furniture, floor coverings and linings were not moved or lifted. We cannot report on defects that were concealed, and the report describes the building on the date of inspection only. Buildings on clay soil may continue to move with the seasons.

What this report is not. It is not a valuation or an opinion on price. It is not a structural design or calculation; where calculations are needed we recommend a bureau d'études structure. It does not replace the seller's mandatory diagnostics (DDT), and services were not tested.

Cost estimates. Costs are indicative guides based on typical market prices and are not quotes. Obtain at least three written quotes from builders holding valid assurance décennale.

Use of the report. This report is for the named client only. No responsibility is accepted to any other party who relies on it without our written consent. It may be shared with your notaire, lender and builders for the purpose of your purchase.

Insurance. ebi surveyors holds professional indemnity insurance with Lloyd's Insurance Company S.A., policy BRCP300227, covering building pathology expertise. Certificate available on request.

Law. This engagement is governed by French law, and the French courts have jurisdiction. Our full terms of engagement were accepted at booking.

INSPECTED AND REPORTED BY

Damon A. Elliott

Expert en bâtiment · ebi surveyors
Report issued 21 April 2026

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