



David J Knight MRICS MISVA

Chartered Building Surveyor and RICS Registered Valuer

Director, Knight Surveys Ltd · Expert Witness

0113 293 0600 | david@knight-surveys.co.uk | www.knight-surveys.co.uk

PROFILE

I am a Chartered Building Surveyor and RICS Registered Valuer, a Member of the Royal Institution of Chartered Surveyors and a Director of Knight Surveys Ltd. I qualified in 1990.

Over more than 35 years I have inspected and reported on buildings, construction defects, failures and remedial works across West Yorkshire and beyond. I prepare expert witness reports for court purposes, instructed by one party or appointed as a single joint expert.

Qualified	1990, Member of the Royal Institution of Chartered Surveyors (MRICS)
Registrations	RICS Registered Valuer · Member of the Independent Surveyors and Valuers Association (MISVA)
Expert witness roles	Party-appointed expert and single joint expert
Area covered	Leeds, West Yorkshire and beyond. Residential valuation within about 50 miles of Leeds
Firm	Knight Surveys Ltd, regulated by RICS
PI insurance	Certificate available on request

EXPERT WITNESS EXPERIENCE

- **Years acting as an expert witness:** 15
- **Expert reports prepared:** approximately 250
- **Typical cases:** building defects, surveyor negligence, builder and workmanship disputes, valuation disputes

I understand my overriding duty to the court under Part 35 of the Civil Procedure Rules and Practice Direction 35, and I prepare reports in accordance with the RICS practice statement for surveyors acting as expert witnesses.

AREAS OF EXPERTISE

- Building defects, failures and remedial works
- Failed building projects
- Disputes over standards of workmanship
- Adequacy and fitness for purpose of materials
- Valuation of residential property, including for probate, matrimonial, Help to Buy and shared ownership purposes
- Building and project cost advice, prepared with a Quantity Surveying consultant

SURVEYING SERVICES

- Residential surveys (RICS Level 2 and Level 3) and valuations
- Commercial building surveys and condition reports
- Schedules of condition and dilapidations advice
- Reinstatement Cost Assessments (Insurance Valuations)
- Structural Surveys - Specific defect reports, Overall Structural Appraisals
- Feasibility Studies, prepared with an Architect and Quantity Surveying consultant

CAREER HISTORY

2024 to present	Director, Knight Surveys Ltd Independent, family-run firm of Chartered Building Surveyors and Valuers, regulated by RICS.
October 2014 to 2024	Director, independent RICS-regulated practice Independent RICS-regulated firm of Chartered Building and Valuation Surveyors, formed when I merged my practice.
1994 to 2014	Principal, David J Knight Chartered Building Surveyors and Valuers Twenty years in independent private practice.
1990 to 1992	Thompson Spencer Architects Private sector experience.
Pre-1990	NHS Designing and overseeing building projects, mostly refurbishment and upgrading schemes, from inception to completion.