



## No.3

## ARC 3's - HOUSE BUYERS SURVEY

This is a well-thought-out and detailed report on all aspects of a property for the buyer, but with considerably less technical detail than 'Structural Building Survey'. The report covers issues relating to defects and records the condition of the property, damp issues and so on giving a general overview. It also includes appraisal of the structure but it is not an in-depth structural report. If the property is in a very poor condition, along with a written summary, Arc 3 may rate elements of the property using one of the following Condition Ratings.

- **Condition Rating 1 (green)** - No repair is currently needed. The property must be maintained in the normal way.
- **Condition Rating 2 (amber)** - Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition Rating 3 (red)** - Defects that are serious and/or need to be repaired, replaced or investigated urgently.

The report is separated into various easy to understand sections which makes the document user friendly:

- A. Introduction and General Information of the Property.
- B. Instructions and explanation of instructions.
- C. General Observations and Overview Summary of the Property
- D. Summary of Construction
- E. External Condition of the property.
- F. Internal Condition of the property.
- G. Structural Review.
- H. Damp and Timber condition comments.
- I. Services – Gas and Electricity
- J. Matters apparent from the inspection which should be checked by your lawyers.
- K. Building Insurance - estimated value.
- L. Recommendations including Future Repairs and Maintenance.
- M. Conclusion
- N. Surveyors Declaration

The "Arc 3's House Buyers Survey" is unique as two persons from the firm will visit the property and will include sketches, photographs, tree planting schedule and other relevant appendices, providing easy to understand useful information for the purchaser. As Arc 3 Architects and Surveyors, build new projects from inception, Arc 3's understanding in construction assists with the survey especially when related to the forensic investigations and review to solve the causation of any defects. This report gives a good and balanced overview of the property with recommendations which will assist with the purchase and negotiations.

As Arc 3 are both Chartered Architects and Chartered Surveyors. If the purchaser is intending to undertake any extensions or remodelling works to the property. Arc 3 will give an early indication and opinion on the possibilities at no extra cost. This crucial information & value enhancing know how will assist in your decision.

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