



## No.5 ARC 3's STRUCTURAL SURVEY – BUILDING SURVEY

Arc 3 would recommend to all clients, to obtain Arc 3's Structural Survey, also known as a Building Survey, for two main reasons:

- I. Properties in London are very expensive and one does not want to buy a property and find out about the defects after moving in, which can be both disruptive and costly.
- II. Properties which are over 70 years old or more, should have a Structural Survey as there are several factors to be taken into consideration, these may include location, access for services, ease of maintenance, structural condition, bomb damage, extensions and alterations etc. there are also intrinsic factors which are difficult to define but inherent with Victorian, Edwardian and Georgian properties.

Arc 3's Structural Report is unique as it is undertaken by the Principal who is a Chartered Surveyor and a Chartered Architect and is assisted by a co-director/associate (2 x persons) and it includes the following:

1. We will review the drains, electrics, heating and plumbing, and check for subsidence, heave and cracks.
2. Sketches – showing annotated comments.
3. Location and Site Plan & Provide a Tree Planting Schedule
4. Photographs – emphasizing on the defects and facts crucially relating to damage and remedial works.
5. Defects – Highlighting the problems and investigate the likely cause of the defect
6. Estimate costs to remedy the defects as highlighted in the report as a lump sum.
7. Recommendations for remedial works (Arc 3 can prepare the specification and organise the builders etc.).
8. Verbal Search with the Local Authority on historical facts. Planning + Building Control
9. Council Tax and precedents etc.
10. Issues for your Lawyers to address prior to purchase and request lawyers report prior to exchange.
11. Arc 3 will give an informal review for any extension or remodelling works including estimated costs.
12. Arc 3 are able to give a verbal appraisal on likely uplift in value on the remodelling or extension and alteration.

This report is very thorough and comprehensive by nature giving a balanced and holistic run down on the property. It will highlight any defects, find out the cause of the defect, assist with the remedial works and provide a cost. This crucial information in the report will allow the purchaser to make a reasoned assessment of the purchase and act accordingly or renegotiate the price or crucially, walk away from the purchase.

Arc 3 will check the property thoroughly, looking at everything that is visible or easily accessible to examine the soundness of the structure, its general condition and all major or minor faults. Arc 3 will not take specialist electricians or arboriculturists to verify the tree roots etc. But from general experience and know how, Arc 3 will make a good assessment and upon analysing the condition of the various elements of the property make the appropriate recommendations where required. With the Architectural influence of building new projects, we are best placed in preventing problems and providing remedial works schedule and specification to address and deal with the problem in a well-thought-out and reasonable costs.

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