



## No.12

## SCHEDULE OF REPAIRS SURVEY

### Appoint Arc 3 to Prepare Fast and Efficient Services with Sketches and Photographs.

A breakdown of defects of a property both structural and non-structural giving advice on how to repair defects and an estimated cost for repair and any future maintenance costs.

Arc 3 from the experiences of 'House buyers' and 'Structural' Surveys and being Chartered Architects and Chartered Surveyors have more than enough expertise to identify defects in a property and advise on repair and maintenance.

The survey report will include the following:

1. Normal worded report. We will review the drains, electrics, heating and plumbing, subsidence and cracks and similar issues.
2. Sketches – showing annotated comments.
3. Location and Site Plan
4. Photographs – emphasizing on the defects and facts crucially relating to damage and remedial works.
5. Defects – Highlighting any problems.
6. Likely cause of the defect
7. Lump sum cost to remedy the defects highlighted in the report.
8. Recommendations for remedial works ( Arc 3 can assist with the project management of the works and organise the builders etc. ).
9. As Arc 3 are also Chartered Architects, we can assist with advice and planning on Architectural matters – If you intend to undertake some alterations or development to the property. Arc 3 provides an added value benefit at no cost on providing best advice and a way forward.
10. Arc 3 are able to give a verbal appraisal on likely uplift in value on the remodelling or extensions and alterations works. If asked prior to the Inspection in writing.

This survey is ideal for homeowners who have lived in a house for a few years who wish to make sure that their house is still in good condition. It is also ideal for homeowners who wish to have some possible defects investigated but do not wish to pay out for a full, more detailed 'Structural Survey'.

● **SOUTH EAST OFFICE** : No. 103 Station Road, West Wickham, Kent BR4 0PX. Tel: 020 8777 4000 Fax: 020 8777 4004 ●  
● **SOUTH WEST OFFICE**: No. 663-665 Garratt Lane, Wandsworth, London SW17 0PB. Tel: 020 8947 3000 Fax: 020 8879 7000 ●  
● **LONDON OFFICE** : No. 66 Clapham Common, Northside, London SW4 9SB. Tel: 020 8777 4000 Fax: 020 8777 4004 ●  
● **DIRECTORS**: Mayur Vashee \_ Dip Arch Bristol (Hons) RIBA, MRICS, FASI, FCIQB. Noel Rebello\_ BSc. (Hons). Ila Vashee \_ BSc. ●  
● **E\_MAIL**: info@arc3-architects.co.uk ● **Company Reg. No:** 3760348 ● **Web Site:** www.arc3-architects.co.uk ●

