

7. Professional Services when Building a House (Costs)

Architect

- Design new buildings, extensions, and advise on the conservation/ restoration of old buildings.
- Produce computer- aided design (CAD) drawings of exterior elevations and interior floor plans.
- Produce detailed workings, drawings and specifications – dimensions, materials used.
- Advise clients on the suitability of the site.
- Work with clients to produce a building that fits their needs – practicability of the design, budget, best use of space, specific requirements/personal design preferences set out by client, best materials to use.
- Control the project from start to finish – carry out site visits, advises constructors, make sure project is running on time and within budget.

Engineer

- Make sure house plans meet current building guidelines (In terms of health and safety e.g. fire escapes, wheelchair access)
 - Supervise and monitor workers
 - Make sure building standards are being complied with
 - Resolve technical difficulties/ problems that arise
 - Oversee quality control and health and safety on site



Surveyors

- Identify potential problems that could affect the building e.g. poor drainage
- Advise on the best way to rectify the problems

Solicitor

- Manages legal aspects of building a house
- Confirms ownership of the land
- Checks right of way (the legal right to pass through grounds or property)
- Gives advice on building regulations
- Gives advice on the procedure involved in obtaining planning permission



Builders

- Builders produce a detailed contract including **prices** and **dates for completion** of each stage of the build.
- Prepares site for building (foundation)
- Construct the house according to the architect's drawings.
- Builders may hire subcontractors for various specialist jobs (e.g. electricians, plumbers).

Exam Question:

1. Explain the role of each of the following when building a house:
 - a. Architect
 - b. Surveyor
 - c. Solicitor

(15)
2. Describe the role of three professional services available to assist people who are building their own home?
(18) (HL)