

Property Observation Checklist

To be completed by a qualified Surveyor



JHAY0296

Application guide

This form is to be completed by a qualified surveyor. The surveyor must be a qualified member of the Royal Institute of Chartered Surveyors (RICS) and independent of the member.

Please complete this form in BLOCK CAPITALS and return it to the address below:



James Hay Partnership, Suite 202 Warner House, 123 Castle Street, Salisbury, SP1 3TB.



If you need any help with completing this form, please call your Customer Support Team or our general enquiry number on 03455 212 414.

1 Surveyor details

Surveyor to complete

Site/Property

Surveyor's name

Surveyor's address

Postcode

Date of inspection

D	D	M	M	Y	Y	Y	Y
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Approximate date of construction

D	D	M	M	Y	Y	Y	Y
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Existing use of site

2 Property information

Surveyor to complete

Is the property:

Occupied Yes No

Vacant Yes No

Dilapidated Yes No

Was the immediate vicinity inspected?

Yes No

2 Property information (continued)

Surveyor to complete

Are there any adverse ground conditions adjoining properties, or uses that may give rise to land contamination?

Yes No

If **Yes**, please provide details

Does the property contain a lift?

Yes No

Does the property contain any significant items of plant and/or machinery?

Yes No

If **Yes**, please provide details

In your opinion, should there be a Fire Risk Assessment available?

Yes No

Does the site include:

Main property Yes No
 Outbuildings, including garages and stores Yes No
 Agricultural land Yes No
 Water course or adjacent thereto Yes No
 Derelict or rough ground Yes No

Inspected:

Main property Yes No
 Outbuildings, including garages and stores Yes No
 Agricultural land Yes No
 Water course or adjacent thereto Yes No
 Derelict or rough ground Yes No

3 Environmental features

Surveyor to complete

	Present	Inspected	Is further investigation recommended?
Asbestos	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Waste disposal/processing/fly tipping/landfill	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Fuel tanks above ground	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Fuel tanks below ground	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other tanks or containers of hazardous/toxic materials i.e. chemicals, pesticides, fertilisers, acids, paints or radioactive materials	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Discoloured or smelly water/liquid	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Oil staining	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Irregular topography	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Japanese Knotweed	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other invasive non-native species	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Vegetation dieback	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Reinforced Autoclaved Aerated Concrete (RAAC)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

If you have indicated above that fuel tanks are present, please indicate here if they are in current use.

Yes No

If Yes, please provide details

To your knowledge, are there any known environmental issues relating to previous activities on this or adjacent sites?

Yes No

If Yes, please provide details

To your knowledge, would this property be considered to be affected by the Building Safety Act 2022?

Yes No

If Yes, please provide details

Is there any cladding?

Yes No

If Yes, please provide details

Have you had sight of any environmental reports relating to the property?

Yes No

If Yes, please provide details

Any other comments?

Signature

Surveyor qualification

Date

D	D	M	M	Y	Y	Y	Y
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