SIPP

JAMES HAY PARTNERSHIP

Property Observation Checklist

To be completed by a qualified Surveyor

JHAY0296

Guidance Notes

Reset Form

Please complete in BLOCK CAPITALS and black ink and return it to: James Hay Partnership, Dunn's House, St Paul's Road, Salisbury, SP2 7BF. Should you have any queries please call your Account Executive Team or our general enquiry number 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

Approximate date of construction

D D M M Y Y Y Y

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 ☐

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

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 ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Waste disposal/Processing/ Fly tipping/Landfill	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Fuel tanks above ground	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Fuel tanks below ground	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Other tanks or containers of hazardous/toxic materials i.e. chemicals, pesticides, fertilisers, acids, paints or radioactive materials	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Discoloured or smelly water/liquid	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Oil staining	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Irregular topography	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Japanese Knotweed	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Other invasive non-native species	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐
Vegetation dieback	Yes ☐	No ☐	Yes ☐	No ☐	Yes ☐	No ☐

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

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

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

Any other comments?

4 Signature

Surveyor to complete

Surveyor signature

Surveyor qualification

Date

D D M M Y Y Y Y

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