EMBARK PENSIONS

PROPERTY OBSERVATION QUESTIONNAIRE

To be completed by a RICS Surveyor in BLOCK CAPITALS and black ink please and sent to: edinburghpurchases@embarkpensions.co.uk or Embark Pensions Property Team, Provincial House, 37 New Walk, Leicester, LE1 6TU. This questionnaire is usually returned to Embark Pensions together with the Property Valuation.

Site/Property:

Date of inspection: D D M M Y Y Y Y

Pension Member/Client name:

Surveyor's name:

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

Surveyor's address:

Postcode:

Existing use of site:

Surveyor details

Is the property occupied? ☐ Yes ☐ No

Is the property dilapidated? ☐ Yes ☐ No

Is the property vacant? ☐ 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 site include:

MAM property	☐ Yes	☐ No	if **Yes** was this inspected?	☐ Yes ☐ No
Outbuildings. including garages and stores	☐ Yes	☐ No	if **Yes** was this inspected?	☐ Yes ☐ No
Agricultural land	☐ Yes	☐ No	if **Yes** was this inspected?	☐ Yes ☐ No
Water course or adjacent thereto	☐ Yes	☐ No	if **Yes** was this inspected?	☐ Yes ☐ No
Derelict or rough ground	☐ Yes	☐ No	if **Yes** was this inspected?	☐ Yes ☐ No

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:

ENVIRONMENTAL ISSUES

Environmental issue	Present		Inspected		Is further investigation recommended?	
	Yes	No	Yes	No	Yes	No
Asbestos	☐	☐	☐	☐	☐	☐
Waste disposal/ Processing/Fly tipping/ Landfill	☐	☐	☐	☐	☐	☐
Fuel tanks above ground	☐	☐	☐	☐	☐	☐
If yes, is the tank bunded?	☐	☐	☐	☐	☐	☐
Fuel tanks below ground	☐	☐	☐	☐	☐	☐
Other tanks or containers of hazardous/toxic materials i.e. chemicals, pesticides. fertilisers, acids, paints or radioactive materials	☐	☐	☐	☐	☐	☐
Discoloured or smelly water/Liquid	☐	☐	☐	☐	☐	☐
Oil staining	☐	☐	☐	☐	☐	☐
Irregular topography	☐	☐	☐	☐	☐	☐
Japanese Knotweed	☐	☐	☐	☐	☐	☐
Other invasive non-native species	☐	☐	☐	☐	☐	☐
Vegetation dieback	☐	☐	☐	☐	☐	☐

If you have indicated above that fuel tanks are present, please indicate here if they are in current use: ☐ Yes ☐ No

Have you had sight of any environmental reports relating to the property? ☐ Yes ☐ No

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:

COMPOSITE PANEL/CLADDING

This information is required by the insurers, as certain types of Composite Panels are flammable and can make the building uninsurable.

Property information

Property address:

Postcode:

Please advise total floor area of all Building(s) under survey, including areas comprising composite panels.	**Sq M**
Approximately what area in percentage terms comprises composite panels?	**%**

Does the property noted contain composite panels or use them within the construction? ☐ Yes ☐ No

If **Yes**, please complete the following as fully as possible:

Construction information:

Where are the panels present in the building(s)?

Walls	☐ Yes	☐ No	Internal	☐ Yes	☐ No
Roof	☐ Yes	☐ No	External	☐ Yes	☐ No

Where are the panels present in the building(s)?

Expanded polystyrene (EPS — standard grade (SG) and heavy duty (HD))	☐ Yes	☐ No	Extruded polystyrene (XPS)	☐ Yes	☐ No
Polyurethane (PUR)	☐ Yes	☐ No	Polyisocyanurate (PIR)	☐ Yes	☐ No
Modified phenolic foam (MPHEN)	☐ Yes	☐ No	Mineral wool (glass fibre) (MWGF)	☐ Yes	☐ No
Mineral wool (rock fibre) (MWRF)	☐ Yes	☐ No	Cellular glass insulation (CG)	☐ Yes	☐ No

Please provide full details on the type of composite panels:

Type	Manufacturer	Model	Core	LPCB Ref
Example: Wall	Kingspan	KS600/900/1000/1200MR	45mm to 100mm	186a/0

Please advise if cabling/ducting etc. passes through the panels? ☐ Yes ☐ No

If **Yes**, please provide details of conduits being used:

Property use:

Please give details of current and/or intended use/occupation of the building(s):

Fire risk:

Please advise of any hot working areas present in building(s) e.g. kitchen/welding etc:

Please provide details of Fire Protections present in building:

Are sprinklers present? ☐ Yes ☐ No

Valuer's signature:

Print Name:

Valuer's Qualification:

Date: D D M M Y Y Y Y

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