



Property observation checklist

To be completed by a qualified Surveyor

Please complete this form in BLOCK CAPITALS and return it by:

- post to Nucleus, Suite 202 Warner House, 123 Castle Street, Salisbury, SP1 3TB, or
- secure message via your online account with us.

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

Using this form

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.

Section 1 - Surveyor details

Site/Property

Surveyor's name

Surveyor's address

Postcode

Date of inspection

Approximate date of construction

Existing use of site

Section 2 - Property information

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

Water course or adjacent thereto

Yes No

Derelict or rough ground

Yes No

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

Section 3 - Environmental features (Surveyor to complete)

	Present (Y/N)	Inspected (Y/N)	Is further investigation recommended? (Y/N)
Asbestos			
Waste disposal/ processing/fly tipping/ landfill			
Fuel tanks above ground			
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			
Reinforced Autoclaved Aerated Concrete (RAAC)			

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?

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


Section 4 - Surveyor's signature


Surveyor's signature


Full name

Surveyor qualification

Date (DD/MM/YYYY)

 03455 212 414

 ask@nucleusfinancial.com

 [nucleusfinancial.com](https://www.nucleusfinancial.com)

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