

Appendix A

Property Observation Checklist for Identifying Apparent Potential for Contamination and Environmental Issues (Commercial and Industrial)

Site/Property:

Date of Inspection:

By:

Tick the appropriate boxes to record presence and inspection of the various parts of the subject property and features observed in the course of the ordinary inspection of the property and surrounding area.

PART OF PROPERTY	Present		Inspected		Suspected asbestos – containing material In situ? Discarded? An immediate and significant risk to health?	Waste/ fly tipping	Petroleum or fuel tanks	Other tanks or containers	Discoloured or smelly water/liquids	Invasive species e.g. giant hogweed and Japanese knotweed	Oil staining	Irregular topography	Vegetation dieback	High voltage overhead tension lines / electrical sub-station/ Telecom masts
	Y	N	Y	N										
Buildings:														
occupied?														
vacant?														
dilapidated?														
Basement and subterranean features (e.g. air raid shelters)														
Outbuilding, including garages and stores														
Hardstanding														
Agricultural land														
Derelict or rough ground														
Landscaping and/or natural woodland														
Water Course or adjacent thereto														
Surrounding area														
Extent of inspection of immediate vicinity														

List existing uses: _____

	Observed use of the subject property		Evidence seen of such uses having taken place within the vicinity	
	Yes	No	Yes	No
Industry/Manufacturing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste disposal, waste processing and/or landfill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface or underground mineral working?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle maintenance or refuelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site property near a river stream or ditch?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a hollow or at the bottom of a hill where flood water could collect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any flood events affecting the property or immediate area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property protected by river or coastal defences?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you obtained a flood risk report from a Chartered Surveyor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes or other comments: