|  |  |  |  |
| --- | --- | --- | --- |
| **Client name** | | **Month year** | |
|  |  | |  |
|  |  | |  |
|  | Select report type | |  |
|  |  | |  |
|  |  | |  |
|  | Modified SDT: Property address | |  |

|  |  |  |
| --- | --- | --- |
|  |  |  |

Modified Paragraph: Executive Summary

Modified Paragraph: The following summarises our findings following our inspection of the property on Modified SDT: Click or tap to enter a date.Modified Paragraph: and highlights where further enquiries, requests for information or assurances should be sought. The text should be read in conjunction with our full Modified SDT: Select report typeModified Paragraph: . Priorities listed under Legal Issues and Statutory Compliance should be duly verified by your legal advisors, as necessary.

|  |  |  |
| --- | --- | --- |
| Key |  |  |
| High Risk | Significant issue where an urgent remedy is required prior to the proposed property transaction or a serious defect requiring immediate attention. | ⚫ |
| Medium Risk | Key issue to be clarified and/or fully considered in relation to the proposed property transaction or repairs having a significant cost implication. | ⚫ |
| Low Risk | A minor issue which is not considered to constitute a material issue in the short term. | ⚫ |
| Information | For information only: not a risk item | ⚫ |

|  |  |
| --- | --- |
| Scope of Instructions |  |
| 1. Modified: Savills France were instructed by [-insert client name-] on [insert date] to carry out a technical [and environmental] due diligence and thereafter provide a [insert report type] on the property. | ⚫ |
| Interest Being Acquired |  |
| 1. Modified: The interest in the subject property being acquired is a [e.g. freehold, co-ownership, etc.] interest arrangement. | ⚫ |
| Property Description |  |
| 1. Modified: The subject property is [a/an] [insert age] year[s] old [warehouse/office] building situated [on ZAC] [insert ZAC name] in [Municipality] in the department of [insert Department name] ([insert number of department]). It is located around [insert distance]km from [Municipality name] ([insert number of department]) city centre. The subject property comprises a [single] level warehouse building with [one/two] set[s] of ancillary offices which are on [one/two] levels[s], [welfare accomodation] and parking. The warehouse is divided into [Insert number] principal cells and is occupied by a [single/two] tenant[s]: ‘[Insert tenant(s) name]’. | ⚫ |
| |  |  | | --- | --- | | Element | Description | | Date of construction completion | Delivered in [insert year]. | | Mezzanine | [Yes/No] in [insert location (e.g. cell 1 and cell3)]. | | Surface area | * Total land surface: [insert area]m² (according to title plan). * For the building, the total surface in [SHON or SDP, etc.] according to the geometer’s measurements survey is [insert area]m². It is split as following: * Warehouse: [insert area]m² * Offices: [insert area]m² * [Add others accordingly (e.g. Technical Rooms, etc.)] | | Clear internal height in warehouse | Spot measurements of the clear heights measured on site are:   * [Insert measure]m under roofing deck. * [Insert measure]m under secondary beam. * [Insert measure]m under purlins beam. * [Insert measure]m under trusses beam. * [Insert measure]m under principal beam.   [Modify/delete accordingly ] | | Dock levelling platforms or loading bays | [Insert number] located to the [front/rear/side, etc.] elevation[s], and [all/some] provided with dock levellers. [Loading docks are fitted with vertical sliding sectional doors] | | Drive-in goods doors | [Insert number] [Insert location if known (e.g. one to cell 1 and two to cell 3, etc.)]. | | Warehouse floor loading capacity | [Option 1]  [Insert number][Insert unit accordingly daN/m² or tonnes/m²] according to the [DOE (preferably) or descriptive notice].  [Option 2]  Unknown. Information not available. | | Number of parking spaces | [Insert number] car parking spaces for passenger vehicles and [Insert number] for heavy goods vehicles (HGVs). | | |
| Structural / Building Fabric Assessment |  |
| 1. Modified: Substructure: The warehouse floor is formed with ground bearing reinforced concrete slabs.The floor slab is generally in a [good/fair/poor] condition.[List the other issues here]  * The floor slab is generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. Modified: Superstructure: The frame of the building is formed with [precast reinforced concrete, timber laminate (glulam), steel, etc.] columns and [precast reinforced concrete, timber laminate (glulam), steel, etc.] beams on assumed mass concrete footings and pad foundations.The superstructure is generally in a [good/fair/poor] condition.[List the other issues here]  * The superstructure is generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. Modified: Roofs: The roofs are formed with [built-up felt, or PVC membrane, etc.] waterproofing over insulation and supported by the [reinforced concrete, profiled steel, etc.] roofing deck.The roofs are generally in a [good/fair/poor] condition.[List the other issues here]  * The roofs are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. Modified: Facades: The warehouse elevations are formed with [reinforced concrete, profiled steel, etc.] panels around the loading bays level with [skin profiled steel cladding panels, etc.] with internal insulation above and to the side and rear elevations. The offices elevations are formed with [profiled steel colour coated, etc.] cladding panels, provided with [ribbon] windows with lacquered aluminium frames with double glazed windows and doors.The facades are generally in a [good/fair/poor] condition.[List the other issues here]  * The facades are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. Modified: External Areas: The external areas are mainly formed with an asphalt hard standings in front of the building for circulation and parking areas. Reinforced concrete hardstanding is provided in front of loading bays for the heavy goods trailers. The external areas are generally in a [good/fair/poor] condition.[List the other issues here]  * The external areas are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. Modified: Internal Areas: The internal areas of the offices are formed with mineral fibre ceiling tiles within a 60 x 60 cm exposed grid with recessed strip lighting. The external walls are dry lined with a painted paper finish, the offices at first floor are formed with demountable partitions. The floors have a tiled finish.The internal area of the warehouse are formed by the inner face of the roofing deck and the profiled steel cladding panels forming the elevations. Separation wall between offices and the warehouse is formed with blockwork. Dividing walls between warehouse cells are formed with prefabricated concrete panels.The internal areas are generally in a [good/fair/poor] condition.[List the other issues here]   The internal area of the warehouse are formed by the inner face of the roofing deck and the profiled steel cladding panels forming the elevations. Separation wall between offices and the warehouse is formed with blockwork. Dividing walls between warehouse cells are formed with prefabricated concrete panels.   * The internal areas are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| Building Services Installations Assessment |  |
| Modified: Heating, Cooling and Ventilation: The warehouse has warm air blowing units within the cells connected on hot water circuits that are heated by [insert number] gas fired boiler[s] with a capacity of [insert capacity]kW each. The boilers room is located to the [insert location] (see building plan above).The offices are heated by [electrical convection] heaters. There are [no] cooling units in offices [or] [heated and cooled with reversible ceiling-mounted air conditioning cassette units].[List the other issues here]   1. **Heating, Cooling and Ventilation:** The warehouse has warm air blowing units within the cells connected on hot water circuits that are heated by [insert number] gas fired boiler[s] with a capacity of [insert capacity]kW each. The boilers room is located to the [insert location] (see building plan above).   The offices are heated by [electrical convection] heaters. There are [no] cooling units in offices [or] [heated and cooled with reversible ceiling-mounted air conditioning cassette units].   * [List the other issues here] | ⚫ |
| 1. Modified: Electrical Installations: Lighting to the warehouse is provided by [suspended/recessed] [spot/strip] lights. Offices are provided with [suspended/recessed] [spot/strip] lighting. [Electrical cabling and IT distributed through the offices is by PVC skirting trunking].[List the other issues here]  * [List the other issues here] | ⚫ |
| 1. Modified: Fire Protection Systems: Fire protections at the warehouse include sprinkler system ([one/two] diesel pumps and jockey pump), fire hose reels, hand held fire extinguishers, sliding fire doors between cells, smoke venting roof lights, pushbutton call points and sounders, and illuminated fire exit signage. A fire alarm panel is provided in the offices which is connected to the smoke detection in the offices and push button call points. In addition, there are fire hydrants in the exterior areas, and lightning conductor system on the roofs.[List the other issues here]  * [List the other issues here] | ⚫ |
| Assessment of Statutory Compliance |  |
| 1. Modified: We have [not] been provided with [all] the original building permits, declaration of completion of works, and certificates of compliance for the original building permit. | ⚫ |
| 1. The building is subject to the ICPE regulations and the workplace regulations with regard to fire safety. | ⚫ |
| 1. Modified: We have [not] been provided with [all] the mandatory periodical inspection reports. The reports should be obtained from the tenant[s] to insure they are complying with their lease obligations. | ⚫ |
| 1. The tenant has a statutory responsibility for identifying and managing accessibility shortcomings in the building. | ⚫ |
| 1. Modified: The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report ‘Dossier Technique Amiante’ (DTA) has been required for all buildings with a building permit delivered prior to 1st July 1997. [State if due to age asbestos products could be in building and information on DTA or declaration by architect for building after 1997]. [The asbestos report 'Dossier Technique Amiante (DTA)' by 'Consultants name' dated concluded that there is (not) asbestos in the property.] | ⚫ |
| Environmental Assessment |  |
| Modified: [If building is not ICPE]The warehouse does not benefit from an environmental operating permit for combustible materials (ICPE 1510). Therefore, the occupier will not be authorised to store combustible materials over 500 tonnes at the property. It would be prudent to establish that this is covered in the lease to ensure compliance by the tenant.An environmental audit (phase I) has been undertaken by ‘Ramboll’. The report, attached in Appendix [insert Appendix number (4)], has [not] reported [some/any] [major] environmental risks.[List the environmental issues identified by consultants if any.]   1. The warehouse does not benefit from an environmental operating permit for combustible materials (ICPE 1510). Therefore, the occupier will not be authorised to store combustible materials over 500 tonnes at the property. It would be prudent to establish that this is covered in the lease to ensure compliance by the tenant. 2. An environmental audit (phase I) has been undertaken by ‘*Ramboll*’. The report, attached in Appendix [insert Appendix number (4)], has [not] reported [some/any] [major] environmental risks.  * [List the environmental issues identified by consultants if any.] | ⚫ |
| 1. Modified: An Energy performance certificate ‘Diagnostic de Performance Energétique’ (DPE) by [name] dated [date] gives a rating of ‘[rating]’ at [figure] kWhEP/m².an. The gas emissions in regards to the greenhouse effect are rated at ‘[rating]’ with the consumption given as [figure] kgéqCO2/m².an. | ⚫ |
| Repairs Budget |  |
| 1. Modified: A summary of the budget for repairs to the property over [five, ten] years is provided below. The full Capex table is provided at Appendix [insert Appendix number (2)]. | ⚫ |
| Modified: [insert Summary of Capex budget (new design), modify dimension to 17.9cm x 9.3cm] | |
| Legal Issues |  |
| 1. Modified: We have not identified any legal issues at the property. [or] We have identified some legal issues at the property. The key issues are the following:[List key issues here if any]  * [List key issues here if any] | ⚫ |
| Documents |  |
| 1. Modified: We have [not (delete if not applicable)] been provided with access to the online data room. The documentation reviewed has been referred to as necessary in the report. The documentation is [comprehensive and complete / largely comprehensive and complete / not complete]. The “Q&A” (Questions & Answers) option within the data room has [not (delete if not applicable)] been made available for use during the due diligence process [and our questions have been posted directly (delete if not applicable)]. [The list of documents that have not been provided in the data room is provided in Appendix 1.] [Text for Exec Summary] | ⚫ |
| Conclusion |  |
| 1. Modified: Further investigations are not considered necessary for the building. [Amend as required]We recognise that your decision to proceed with this [acquisition/sale] is dependent on professional advice from a number of sources and not just our comments alone. From a Building Surveyor’s viewpoint, we have no reason to caution you against proceeding with the transaction proposed, but you should do so having first considered carefully, and reflected on, all the comments in this report.   We recognise that your decision to proceed with this [acquisition/sale] is dependent on professional advice from a number of sources and not just our comments alone. From a Building Surveyor’s viewpoint, we have no reason to caution you against proceeding with the transaction proposed, but you should do so having first considered carefully, and reflected on, all the comments in this report. | ⚫ |

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**Modified Paragraph: Appendix Modified Paragraph: 1:Modified Paragraph: Information Modified Paragraph: requiredModified Paragraph: Modified Paragraph:**

**Modified Paragraph: Appendix Modified Paragraph: 2:Modified Paragraph: Modified Paragraph: Documentation Information**

**Modified Paragraph: Appendix Modified Paragraph: 3:Modified Paragraph: Limitations**

**Modified Paragraph: Appendix Modified Paragraph: 4:Modified Paragraph: Modified Paragraph: Consultant’sModified Paragraph: report 1**

**Modified Paragraph: Appendix 5: Modified Paragraph: Reinstatement Cost Assessment**

**Modified Paragraph: Appendix 6: Modified Paragraph: Capex Forecast**

|  |  |
| --- | --- |
| Written by: | Modified SDT: Name and qualifications |
| Checked by: | Modified SDT: Name and qualifications |
| Issue date: | Modified SDT: Issue date |
| Revision date: | Modified SDT: DD/MM/YYYY – V(1,2,3 ..) |
| File reference: |  |

# Modified Paragraph: General Information

## Modified Paragraph: Scope of Instructions

**Modified Paragraph: Property address:**Modified Paragraph: Modified SDT: Property address

**Modified Paragraph: ClientModified Paragraph: :**Modified Paragraph: Modified Paragraph: [contactModified Paragraph: ]Modified Paragraph: , Modified Paragraph: [client nameModified Paragraph: ]Modified Paragraph: , Modified Paragraph: [addressModified Paragraph: ]Modified Paragraph: .

**Modified Paragraph: Savills instructions:**Modified Paragraph: Modified Paragraph: This Modified SDT: Select report typeModified Paragraph: Modified Paragraph: has been undertaken in accordance with our fee proposal dated Modified SDT: Click Modified SDT: here Modified SDT: to enter a date.Modified Paragraph: and the scope of services set out therein.Modified Paragraph: You have informed us that you are proposing to Modified Paragraph: [acquire/sellModified Paragraph: ]Modified Paragraph: the Modified Paragraph: [freehold/leaseholdModified Paragraph: ]Modified Paragraph: in the property.

Modified Paragraph: [ List out consultants appointed and specialism.]

|  |  |  |
| --- | --- | --- |
| Name | Specialism | Report at Appendix |
| Click here to enter text. | Environmental consultancy | 4 |
| Click here to enter text. | Services engineering | 5 |
| Click here to enter text. | Reinstatement Cost Assessment | 6 |

Modified Paragraph: This report is intended for the addressee only and third parties are not permitted to rely on the contents without the express permission of Savills Modified Paragraph: France.

## Modified Paragraph: Survey Modified Paragraph: Limitations

Modified Paragraph: This Modified SDT: Select report typeModified Paragraph: Modified Paragraph: and our inspection have been undertaken and prepared in accordance with our Standard Survey Limitations (Commercial BuModified Paragraph: ilding Surveys), which is attached as an appendix.

Modified Paragraph: No opening up or testing of the building fabric or building services installations has been undertaken unless stated to the contrary in this report.

Modified Paragraph: Given that you are acquiring the freehold interest in the property, our inspection and report concentrate on significant items of disrepair. Minor disrepair items are therefore excluded from this Modified Paragraph: report

## Modified Paragraph: Inspection Modified Paragraph: Details

Modified Paragraph: This inspection was carried out by Modified Paragraph: [insert surveyor nameModified Paragraph: ]Modified Paragraph: ,Modified Paragraph: Savills Modified Paragraph: on Modified Paragraph: [insert dateModified Paragraph: ]Modified Paragraph: and we were accompanied by the Modified Paragraph: [e.g. property manager, etc.Modified Paragraph: ]

Modified Paragraph: The estate was Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: fully accessible. The inspection was undertaken on a visual basis, without Modified Paragraph: proving materials or destructive investigations. Pictures are used to clarify the text.

Modified Paragraph: The weather was Modified Paragraph: [e.g. heavy rainfall, clear and cool, etc.Modified Paragraph: ]Modified Paragraph: for the duration of the inspection. Modified Paragraph:

Modified Paragraph: The elevation facing Modified Paragraph: [name of street]Modified Paragraph: is deemed to face Modified Paragraph: [e.g. north, south, etc.Modified Paragraph: ]Modified Paragraph: , with all other directional references following this orientationModified Paragraph: .

## Modified Paragraph: Documents

Modified Paragraph: We have Modified Paragraph: [not (delete if not applicable)]Modified Paragraph: been provided with access to the online data room (*Modified Paragraph: EspaceModified Paragraph: Notarial*Modified Paragraph: ). The documentation reviewed has been referred to as necessary in the report. The documentation is Modified Paragraph: [comprehensive and complete / largely comprehensive and complete / not complete]Modified Paragraph: . The “Q&A” (Questions & Answers) option within the data room has Modified Paragraph: [not (delete if not applicable)]Modified Paragraph: been made available for use during the due diligence process Modified Paragraph: [and our questions have been posted directly (delete if not applicable)]Modified Paragraph: . Modified Paragraph: [The list of documents that have not been provided in the data room is enumerated in Appendix 1.]

# Modified Paragraph: PropertyModified Paragraph: Description

## Modified Paragraph: General Description

Modified Paragraph: The Modified Paragraph: subject property is Modified Paragraph: [a/anModified Paragraph: ]Modified Paragraph: Modified Paragraph: [insert ageModified Paragraph: ]Modified Paragraph: yearModified Paragraph: [s]Modified Paragraph: old Modified Paragraph: [warehouse/officeModified Paragraph: ]Modified Paragraph: Modified Paragraph: building Modified Paragraph: situatedModified Paragraph: Modified Paragraph: [on ZACModified Paragraph: ]Modified Paragraph: Modified Paragraph: [insert ZAC nameModified Paragraph: ]Modified Paragraph: inModified Paragraph: Modified Paragraph: [MunicipalityModified Paragraph: ]Modified Paragraph: Modified Paragraph: in the department of Modified Paragraph: [insert Department nameModified Paragraph: ]Modified Paragraph: (Modified Paragraph: [insert number of departmentModified Paragraph: ]Modified Paragraph: )Modified Paragraph: . It is located Modified Paragraph: around Modified Paragraph: [insert distanceModified Paragraph: ]Modified Paragraph: km Modified Paragraph: [geographical location (e.g. northwest)Modified Paragraph: ]Modified Paragraph: Modified Paragraph: from Modified Paragraph: [Municipality nameModified Paragraph: of closest main townModified Paragraph: ]Modified Paragraph: city centreModified Paragraph: and Modified Paragraph: [insert distanceModified Paragraph: ]Modified Paragraph: km to the Modified Paragraph: [geographical location (e.g. northwest)Modified Paragraph: ]Modified Paragraph: of Modified Paragraph: [insert name of other Modified Paragraph: known Modified Paragraph: main cityModified Paragraph: for referenceModified Paragraph: ]Modified Paragraph: The building is Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: accessible by public transport.

Modified Paragraph: The goods delivery toModified Paragraph: theModified Paragraph: warehouse is along the Modified Paragraph: [front, rear etc.Modified Paragraph: ]Modified Paragraph: elevationModified Paragraph: with a Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: m Modified Paragraph: deep truck yardModified Paragraph: to the fronModified Paragraph: t of the loading bays according to Modified Paragraph: [onsite measurement/aerial plansModified Paragraph: ]Modified Paragraph: .Modified Paragraph: Modified Paragraph: The office accommodation is on the Modified Paragraph: [front elevation between cells 2 and 3, etc.Modified Paragraph: ]Modified Paragraph: . There Modified Paragraph: [is/areModified Paragraph: ]Modified Paragraph: Modified Paragraph: [one/twoModified Paragraph: ]Modified Paragraph: battery charging roomModified Paragraph: [sModified Paragraph: ]Modified Paragraph: located to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: (see aerial plan belowModified Paragraph: ).

Modified Paragraph: The site is bounded by Modified Paragraph: [insert street/avenue, etc., nameModified Paragraph: ]Modified Paragraph: Modified Paragraph: to the Modified Paragraph: [geographical location (e.g. northwest)Modified Paragraph: ]Modified Paragraph: , Modified Paragraph: [insert street/avenue, etc. 2, nameModified Paragraph: ]Modified Paragraph: Modified Paragraph: to the Modified Paragraph: [geographical location (e.g. northwest)Modified Paragraph: ]Modified Paragraph: , Modified Paragraph: [insert other streets or adjacent buildings, etc.Modified Paragraph: ]Modified Paragraph: . The edge of the property is outlined in red in the aerial photograph below.

|  |
| --- |
|  |
|  |
| Location plan |

## Modified Paragraph: Site Plan

Modified Paragraph: The Site Plan below is to show the layout of the building. It is provided in the data room as part of the Modified Paragraph: [insert source (e.g. '*Modified Paragraph: Dossier des Ouvrages Executes’*Modified Paragraph: (DOE))Modified Paragraph: ]Modified Paragraph: dated Modified Paragraph: [insert dateModified Paragraph: ]Modified Paragraph: .

|  |
| --- |
|  |
|  |
| Site plan |

## Modified Paragraph: Form of Construction

Modified Paragraph: The Modified Paragraph: subject property comprises a Modified Paragraph: [single]Modified Paragraph: level warehouse building with Modified Paragraph: [one/two]Modified Paragraph: setModified Paragraph: [s]Modified Paragraph: of ancillary offices which are on Modified Paragraph: [one/two]Modified Paragraph: levelsModified Paragraph: [s]Modified Paragraph: , Modified Paragraph: [welfare accomodationModified Paragraph: ]Modified Paragraph: and parkingModified Paragraph: .Modified Paragraph: Modified Paragraph: There are technical plant rooms Modified Paragraph: [and a security guard postModified Paragraph: ]Modified Paragraph: . Modified Paragraph: The warehouse is divided into Modified Paragraph: [Insert number]Modified Paragraph: principal cells and is occupied by a Modified Paragraph: [single/two]Modified Paragraph: tenantModified Paragraph: [s]Modified Paragraph: : ‘Modified Paragraph: [Insert tenant(s) name]Modified Paragraph: ’.

Modified Paragraph: The characteristics of the building’s construction are summarised in the construction information grid below.

List Item: [Change/Modify the table below accordingly (i.e. warehouse, offices, residential, etc.)]

|  |  |
| --- | --- |
| Element | Description |
| Date of construction completion | Modified: Delivered in [insert year]. |
| Mezzanine | Modified: [Yes/No] in [insert location (e.g. cell 1 and cell3)]. |
| Surface area | * Modified: Total land surface: [insert area]m² (according to title plan).For the building, the total surface in [SHON or SDP, etc.] according to the geometer’s measurements survey is [insert area]m². It is split as following:Warehouse: [insert area]m²Offices: [insert area]m²[Add others accordingly (e.g. Technical Rooms, etc.)] * For the building, the total surface in [SHON or SDP, etc.] according to the geometer’s measurements survey is [insert area]m². It is split as following: * Warehouse: [insert area]m² * Offices: [insert area]m² * [Add others accordingly (e.g. Technical Rooms, etc.)] |
| Clear internal height in warehouse | Modified: Spot measurements of the clear heights measured on site are:[Insert measure]m under roofing deck.[Insert measure]m under secondary beam.[Insert measure]m under purlins beam.[Insert measure]m under trusses beam.[Insert measure]m under principal beam.[Modify/delete accordingly ]   * [Insert measure]m under roofing deck. * [Insert measure]m under secondary beam. * [Insert measure]m under purlins beam. * [Insert measure]m under trusses beam. * [Insert measure]m under principal beam.   [Modify/delete accordingly ] |
| Dock levelling platforms or loading bays | Modified: [Insert number] located to the [front/rear/side, etc.] elevation[s], and [all/some] provided with dock levellers. [Loading docks are fitted with vertical sliding sectional doors] |
| Drive-in goods doors | Modified: [Insert number] [Insert location if known (e.g. one to cell 1 and two to cell 3, etc.)]. |
| Warehouse floor loading capacity | Modified: [Option 1][Insert number][Insert unit accordingly daN/m² or tonnes/m²] according to the [DOE (preferably) or descriptive notice].[Option 2]Unknown. Information not available.  [Insert number][Insert unit accordingly daN/m² or tonnes/m²] according to the [DOE (preferably) or descriptive notice].  [Option 2]  Unknown. Information not available. |
| Number of parking spaces | Modified: [Insert number] car parking spaces for passenger vehicles and [Insert number] for heavy goods vehicles (HGVs). |

List Item:

## Modified Paragraph: Development TeamModified Paragraph: Modified Paragraph: [where knownModified Paragraph: ]

List Item: [List out the development team members associated with the building or the refurbishment works undertaken (adapt to suit)]

|  |  |
| --- | --- |
| Role | Company |
| Funder |  |
| Developer |  |
| Architect |  |
| Project Manager |  |
| Civil and Structural Engineer |  |
| Acoustic Engineer |  |
| Fire Engineering Consultant |  |
| Building contractor |  |

## Modified Paragraph: Accommodation Provided

Modified Paragraph: [Amend table and notes to provide summary of areas]

Modified Paragraph: [to remove one or more columns from the "Measurement surveys section" please do the following: 1)Modified Paragraph: select the box "Measurement surveys (géomètre surveys)" then right click and click on split, 2) choose 4 columns and 1 row, 3) select columns you want to delete and click on cut, 4) select the box Modified Paragraph: "Measurement surveys" Modified Paragraph: again then right click and this time click on merge.Modified Paragraph: ]

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | Measurement surveys (géomètre surveys)\* | | | | Rented surface\*\* | Permitted surface\*\*\* |
| Building | SHOB1 (m²) | SHON2 (m²) | SDP3  (m²) | Utile4  (m²) | (m²) | (m²) |
| Warehouse |  |  |  |  |  |  |
| Technical rooms |  |  |  |  |  |  |
| Offices |  |  |  |  |  |  |
| Security post |  |  |  |  |  |  |
| **Total** |  |  |  |  |  |  |

|  |  |
| --- | --- |
| \* | Modified: Summary of measurement surveys (Géomètre surveys) on the property by [Insert name of consultants], dated [Insert date of report]. |
| \*\* | From lease contract. |
| \*\*\* | From building permit(s). |
| 1 | SHOB (*Surface Hors Œuvre Brute*) = Gross surface area. The surface of each floor including basements, roofs and terraces. |
| 2 | SHON (*Surface Hors Œuvre Nette*) = Net surface area. The surface of each floor with a clear height of at least 1.8m, excluding plant rooms, car parking and non-habitable rooms. Roof areas, terraces and balconies are not included. This area is used for administrative purposes. |
| 3 | SDP (*Surface de Plancher*) = Net surface area of each floor with a clear height of at least 1.8m, excluding plant rooms, car parking and non-habitable rooms. Roof areas, terraces and balconies are not included. This area is used for administrative purposes. |
| 4 | SU (*Surface Utile*) = Net surface area in ‘*utile*’ is the net surface area normally used for leases. The Gross Lettable area (*Surface Utile Brute*) excludes structural elements (columns and walls, etc.) and vertical circulation areas. For the Net Lettable area (*Surface Utile Nette*) horizontal circulation areas, welfare facilities and sanitary are excluded. |

Modified Paragraph: [Delete and keep what is necessary/applicable]

Modified Paragraph: The different types of measure between the net administrative area Modified Paragraph: [SHON or Surface de Plancher]Modified Paragraph: and net lettable area of ‘UModified Paragraph: tile’ make comparison difficult. However, Modified Paragraph: [insert summary of area table]Modified Paragraph: .

Modified Paragraph: [or]

Modified Paragraph: The measured Modified Paragraph: [SHON or Surface de Plancher]Modified Paragraph: by the Modified Paragraph: GéomètreModified Paragraph: is within that permitted by the building permit.

Modified Paragraph: [or]

Modified Paragraph: There is nothing to suggest that the as-built areas for the building do not comply with the permitted Modified Paragraph: [SHON or Surface de Plancher]Modified Paragraph: , plus a 2% tolerance, and we note that the certificate of conformity was issued by the local authority on Modified Paragraph: [insert date of certificate]Modified Paragraph: . However, only a measurement survey in Modified Paragraph: [SHON or Surface de Plancher]Modified Paragraph: would provide further clarification on this matter. Modified Paragraph: [Delete last sentence if not required]

Modified Paragraph: [or]

Modified Paragraph: The measured Modified Paragraph: [SHON or Surface de Plancher]Modified Paragraph: by the Modified Paragraph: GéomètreModified Paragraph: is greater than that permitted by the building permitModified Paragraph: [s]Modified Paragraph: at Modified Paragraph: [Total SHON or Surface de Plancher from measured survey]Modified Paragraph: . The authorised area is Modified Paragraph: [Total SHON or Surface de Plancher for permits]Modified Paragraph: m². Hence the measured area is Modified Paragraph: [State difference]Modified Paragraph: m², or Modified Paragraph: [percentage]Modified Paragraph: %, larger than that authorised. This is Modified Paragraph: [greater then/within]Modified Paragraph: the 2% tolerance normally accepted for building permits. Your lawyers should advise on any adverse impact on the property arising from this difference. Modified Paragraph: [Amend paragraph if required]

Modified Paragraph: The leased area for the warehouse isModified Paragraph: Modified Paragraph: [larger than, same as, smaller than]Modified Paragraph: that in the measurement survey dated Modified Paragraph: [state date]Modified Paragraph: . Modified Paragraph: [If the leased area is larger is there an exclusion in the lease for Modified Paragraph: differencesModified Paragraph: is it approximate etc.]

## Modified Paragraph: Title / Ownership

Modified Paragraph: The Modified Paragraph: [freeholdModified Paragraph: ]Modified Paragraph: interest is depicted in Land Registry TitleModified Paragraph: (*Modified Paragraph: Extrait cadastral modèle1*Modified Paragraph: ) numberModified Paragraph: Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: Modified Paragraph: dated Modified Paragraph: [insert dateModified Paragraph: ]Modified Paragraph: Modified Paragraph: and summarised in the table below. The Title Plan (*Modified Paragraph: Plan de Situation*Modified Paragraph: ) Modified Paragraph: is shown below.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Parcels Designation | | | | | | |
| Municipality | Section | | Number | Address | Surface (m²) | |
| Modified: Extrait Cadastral modèle 1 : [number of extrait cadastral] | | | | | | |
| Modified: [Name Municipality 1] |  | |  |  |  | |
|  |  | |  |  |  | |
| Modified: Extrait Cadastral modèle 1 : [number of extrait cadastral] | | | | | | |
| Modified: [Name Municipality 2] |  | |  |  |  | |
|  |  | |  |  |  | |
|  | | | | | | |
| **Total** | |  | | | |  |

|  |
| --- |
|  |
|  |
| Title plan |

Modified Paragraph: [Any legal points associated with the building Title / ownership should be covered at Section 3.1 (to form part of a complete list of all legal issues which can be passed onto the client’s legal team), as opposed to here (which is a description only, not advisory).Modified Paragraph: ]

## Modified Paragraph: Tenure

### Modified Paragraph: Lease 1

|  |  |
| --- | --- |
| Element | Description |
| Date of Lease | Modified: [Insert date]. |
| Landlord | Modified: [Insert name]. |
| Tenant | Modified: [Insert name]. |
| Start date and term | Modified: [Insert date] for [Insert term] years. |
| Expiry date / break date | Modified: [Insert date] with break options on [Insert dates]. |
| Leased area | Modified: [Insert information]. |
| Lease terms | Modified: [Insert information].[The landlord is responsible for major works only as of Art.606 of the French Civil Code.]  [The landlord is responsible for major works only as of Art.606 of the French Civil Code.] |
| Service charge framework | Modified: [Insert information]. |

### Modified Paragraph: Lease 2

|  |  |
| --- | --- |
| Element | Description |
| Date of Lease | Modified: [Insert date]. |
| Landlord | Modified: [Insert name]. |
| Tenant | Modified: [Insert name]. |
| Start date and term | Modified: [Insert date] for [Insert term] years. |
| Expiry date / break date | Modified: [Insert date] with break options on [Insert dates]. |
| Leased area | Modified: [Insert information]. |
| Lease terms | Modified: [Insert information].[The landlord is responsible for major works only as of Art.606 of the French Civil Code.]  [The landlord is responsible for major works only as of Art.606 of the French Civil Code.] |
| Service charge framework | Modified: [Insert information]. |

### Modified Paragraph: Other leaseModified Paragraph: documents

Modified Paragraph: [This section can be adapted to suit agreements for lease, and extended / expanded to include licences to alter and other pertinent tenure documents to the transaction. Again, descriptive only (as opposed to advice or recommendations).]

## Modified Paragraph: General Photos

Modified Paragraph: General photos of the property are shown below.

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

# Modified Paragraph: Structural and Building Fabric Modified Paragraph: Assessment

## Modified Paragraph: Substructure

List Item: TList Item: he warehouse floor is formed with ground bearing reinforced concrete slabs.List Item: List Item: [Amend paragraph if required]

|  |  |
| --- | --- |
| Modified: Assessment: [for example - No signs of subsidence, heave or displacement were identified as part of the site inspection.] | ⚫ |
| **Assessment:** Discuss the condition, extent of any cracking, works required and if maintenance or Capex] | ⚫ |
| Modified: Assessment: [\*\*\* for example - The reinforced concrete underground car park is showing evidence of penetrating dampness. This requires further investigation and assessment in terms of remedial works required to provide dry conditions.] | ⚫ |
| Modified: Assessment: The design load of the floor slab in the warehouse is [insert capacity] tonnes/m² according to the [insert reference: e.g. DOE by ‘Arcelor Bissen SA’], dated [insert date]. This floor loading [does] [not] satisfy the requirements for a traditional Class A logistics building. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Substructure |  | Substructure |

## Modified Paragraph: Superstructure

Modified Paragraph: The frame of the building is formed with Modified Paragraph: [precast reinforced concrete, timber laminate (glulam), steel, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: columns and Modified Paragraph: [precast reinforced concrete, timber laminate (glulam), steel, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: beams on assumed mass concrete footings and pad foundations.Modified Paragraph: Modified Paragraph: The ceiling is formed with Modified Paragraph: [reinforced concrete, profiled steel, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: panels supported by Modified Paragraph: [reinforced concrete, profiled steel, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: [secondary beams, purlins, trusses, etc.Modified Paragraph: ]Modified Paragraph: , Modified Paragraph: [Modified Paragraph: which rest on the principal beamsModified Paragraph: ]Modified Paragraph: . The principal column grid is around Modified Paragraph: [Insert numberModified Paragraph: ]Modified Paragraph: m x Modified Paragraph: [Insert numberModified Paragraph: ]Modified Paragraph: m (Modified Paragraph: [measured onsiteModified Paragraph: ]Modified Paragraph: ), and the depth of deliveries zone behind loaModified Paragraph: ding doors is approximately Modified Paragraph: [Insert numberModified Paragraph: ]Modified Paragraph: mModified Paragraph: .

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\* for example - Generally speaking, the steel frame is performing well and no significant defects were identified.] | ⚫ |
| Modified: Assessment: [\*\*\* for example - The steel frame provides a good floor-to-ceiling height.] | ⚫ |
| Modified: Assessment: [\*\*\* for example - All exposed pre-cast concrete sections are sound.] | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Superstructure |  | Superstructure |

## Modified Paragraph: RoofModified Paragraph: s

Modified Paragraph: The roofs are formed with Modified Paragraph: [built-up felt, or PVC membrane, etc.Modified Paragraph: ]Modified Paragraph: waterproofing over insulation and supported by the Modified Paragraph: [reinforced concrete, profiled steel, etc.Modified Paragraph: ]Modified Paragraph: roofing deck.

Modified Paragraph: There are Modified Paragraph: [polycarbonate, glass reinforced plastic, etc.Modified Paragraph: ]Modified Paragraph: roof lights with Modified Paragraph: [foil backed feltModified Paragraph: ]Modified Paragraph: upstands provided to the parapets and roof lights. Parapets are covered with Modified Paragraph: [factory finished profiled steel, etc.Modified Paragraph: ]Modified Paragraph: capping. The roofs are Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: accessed from the Modified Paragraph: [left-hand side façade, etc.Modified Paragraph: ]Modified Paragraph: using a Modified Paragraph: [fixed, spiral steel emergency exit stairs, etc.Modified Paragraph: ]Modified Paragraph: ladder.

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\* comment on condition of roofs only ] | ⚫ |
| Modified: Assessment: [\*\*\* comment on condition of roofs only of roof accessories (for example)] | ⚫ |
| Modified: Assessment: [\*\*\* comment on condition of rainwater goods] | ⚫ |
| Modified: Assessment: The average clear heights under roofing deck and principal beams are [insert number]m and [insert number]m, respectively. This [does] [not] satisfy the Class-A requirement for the storage height to be at least 9.3m (allowing for 1m between the storage and the sprinkler heads given that the sprinkler system rests on the principal beams).. | ⚫ |
| Modified: Assessment: Ideally natural lighting should form 4% of the roof area including smoke venting. The roofs [do] [not] satisfy this requirement as the roof lights form around [insert total surface of roof lights]m² ([insert percentage]%) of the total surface of the roof (according to [aerial photography or document with percentage of smoke venting roof lights if possible]). | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

## Modified Paragraph: Facades

Modified Paragraph: The warehouse elevations are formed with Modified Paragraph: [Modified Paragraph: a double Modified Paragraph: skin Modified Paragraph: of colour coated Modified Paragraph: profiled steel cladding panelsModified Paragraph: with internal insulationModified Paragraph: ]Modified Paragraph: . In addition, Modified Paragraph: [reinforced concrete, profiled steel, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: panels Modified Paragraph: are provided Modified Paragraph: around the Modified Paragraph: loading baysModified Paragraph: . The offices elevations are formed with Modified Paragraph: [profiled steel colour coated, etc.Modified Paragraph: ]Modified Paragraph: Modified Paragraph: cladding panelsModified Paragraph: with internal insulation andModified Paragraph: provided with lacquered aluminium frameModified Paragraph: d,Modified Paragraph: double glazedModified Paragraph: Modified Paragraph: [ribbon or casementModified Paragraph: ]Modified Paragraph: windows and doorModified Paragraph: s. Modified Paragraph: There are Modified Paragraph: [Insert numberModified Paragraph: ]Modified Paragraph: loading bay doors alongModified Paragraph: the Modified Paragraph: [front and side, etc.Modified Paragraph: ]Modified Paragraph: elevation. Loading bays areModified Paragraph: fitted with vertical sliding sectional doorsModified Paragraph: , with vision panels half-way up the doors, weather seals, dock levellers and buffersModified Paragraph: . Modified Paragraph: In addition to the loading bays, there are Modified Paragraph: [Insert numberModified Paragraph: ]Modified Paragraph: drive-in goods doors to the Modified Paragraph: [front and side, etc.Modified Paragraph: ]Modified Paragraph: façade.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition of cladding | ⚫ |
| **Assessment:** \*\*\* comment on condition of windows and doors | ⚫ |
| Modified: Assessment: There is a drop of [insert measure]m between the loading bay and loading level, which [does or does not] satisfy the 1.2m requirement for Class [A or B] warehouses. | ⚫ |
| Modified: Assessment: [All or percentage% of] loading bays are fitted with weather seals and dock levellers, which satisfies the requirement for Class [A or B] warehouses (at least 80% of the docks with weather seals and dock levellers). | ⚫ |
| Modified: Assessment: The current ratio is one loading bay to [insert surface for 1 LBD]m² of warehouse space, which is a [good/fair/poor] ratio (Class [A or B] warehouses should have a ratio no greater than [1,000 or 1,500 respectively]² of warehouse area per loading bay, respectively.). [If the ratio is not meet state the extra number of dock levellers] | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Facade |  | Window unit |

## Modified Paragraph: External Areas

Modified Paragraph: The external areas are mainly formed with an Modified Paragraph: asphalt hard standingsModified Paragraph: Modified Paragraph: [in front of, around, to the rear ofModified Paragraph: ]Modified Paragraph: the building for circulation and parking areas. Modified Paragraph: A rModified Paragraph: einforced concrete hardstanding is provided in front of loading bays for the heavy goods trailersModified Paragraph: with a depth of Modified Paragraph: [numberModified Paragraph: ]Modified Paragraph: m²Modified Paragraph: [remove if not applicable and state if only for trailer standsModified Paragraph: ]Modified Paragraph: .Modified Paragraph: Modified Paragraph: There is a Modified Paragraph: [concrete apron with gravel finish, tiled Modified Paragraph: pavingModified Paragraph: and grass, etc.Modified Paragraph: ]Modified Paragraph: to the front of offices. The Modified Paragraph: [otherModified Paragraph: ]Modified Paragraph: elevations of the building are mainly bounded by soft landing and a fire brigade access.

Modified Paragraph: Access to the buildingModified Paragraph: for Heavy Goods Vehicles (HGV) and passenger vehicles is from the main entrance of the site on Modified Paragraph: [insert street/avenue nameModified Paragraph: ]Modified Paragraph: , and from Modified Paragraph: [separateModified Paragraph: ]Modified Paragraph: vehicles security barriers. The property is enclosed by fences and has a Modified Paragraph: [security postModified Paragraph: ]Modified Paragraph: . The property is around Modified Paragraph: [insert distanceModified Paragraph: ]Modified Paragraph: km and Modified Paragraph: [insert distanceModified Paragraph: ]Modified Paragraph: km distance from the carriageways Modified Paragraph: [carriageway 1 nameModified Paragraph: ]Modified Paragraph: and Modified Paragraph: [carriageway 2 nameModified Paragraph: ]Modified Paragraph: , respectively. This does Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: respect the best practice for logistics building to be within 10km of a dual carriageway.

Modified Paragraph: The car parking is provided to the Modified Paragraph: [Modified Paragraph: front of the propertyModified Paragraph: , etc.Modified Paragraph: ]Modified Paragraph: . There are Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: car parking spaces Modified Paragraph: within the boundaries ofModified Paragraph: the siteModified Paragraph: (according to aerial plansModified Paragraph: )Modified Paragraph: , of which Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: are accessible (Modified Paragraph: [insert percentageModified Paragraph: ]Modified Paragraph: % of total)Modified Paragraph: . Considering a total surface (SHON) of Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: mModified Paragraph: ²Modified Paragraph: (excluding Modified Paragraph: [Modified Paragraph: Modified Paragraph: technical rooms and compactor roomsModified Paragraph: ]Modified Paragraph: )Modified Paragraph: , the ratio of car parking spaces to floor area is 1 space per Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: m². A minimum of Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: Modified Paragraph: car parking spaces are recommended for this property given that typically one car parking space should be provided for each 62m² of office space (Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: in this case) and every 167 to 400m² of activity Modified Paragraph: area (Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: to Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: in this case). Therefore, the car parking ratio available is considered Modified Paragraph: [good/sufficient/insufficientModified Paragraph: ]Modified Paragraph: . Modified Paragraph: For HGV, there are Modified Paragraph: [insert numberModified Paragraph: ]Modified Paragraph: parking spaces. We note that HGV and passenger vehicles parking areas are Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: separated, which does Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: Modified Paragraph: respect theModified Paragraph: Class Modified Paragraph: [A or BModified Paragraph: ]Modified Paragraph: warehouse characteristicModified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| Modified: Assessment: The depth of [insert number]m for the truck yard is a [good/insufficient/poor] distance given that a Class [A or B] warehouse should have a minimal manoeuvring area of 32m to the front of the loading bays while 35m is considered optimal. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Car park |  | Service yard |

## Modified Paragraph: InterModified Paragraph: nal Areas

Modified Paragraph: The internal areas of the offices are formed with Modified Paragraph: mineral fibre ceiling tiles within a 60 x 60 cm exposed grid with recessed strip lighting. The external walls are dry lined with a painted paper finish, the offices at first floor are formed with demountable partitions. The floors have a tiled finishModified Paragraph: .

Modified Paragraph: The internal area of the warehouse Modified Paragraph: areModified Paragraph: formed Modified Paragraph: by the inner face of the roofing deck and the profiled steel cladding panels forming the elevations. Separation wall between offices and the warehouse is formed with blockwork. Dividing walls between warehouse cells are formed with prefabricated concrete panels.Modified Paragraph: Modified Paragraph: [Adapt text accordingly]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Office interior |  | Interior |

## Modified Paragraph: Retail Space Modified Paragraph: [Remove section if not applicable]

Modified Paragraph: The retail space is formed by Modified Paragraph: [descriptionModified Paragraph: ]Modified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Retail layout |  | Flat layout |

## Modified Paragraph: Common PartsModified Paragraph: Modified Paragraph: [Remove section if not applicable]

Modified Paragraph: The common parts at the building are formed by Modified Paragraph: [descriptionModified Paragraph: ]Modified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Common parts |  | Common parts |

## Modified Paragraph: ‘Modified Paragraph: Back of House’ AreasModified Paragraph: Modified Paragraph: [Remove section if not applicable]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| ‘Back of House’ Areas |  | ‘Back of House’ Areas |

# Modified Paragraph: Building Services Installations Assessment

## Modified Paragraph: Introduction to Building Services

Modified Paragraph: In accordance with your instructions, we appointedModified Paragraph: a Mechanical, Electrical and Plumbing (MEP) engineerModified Paragraph: Modified Paragraph: (Modified SDT: Click here to enter text.Modified Paragraph: )Modified Paragraph: on your behalf to inspect the building services installations. Their report is provided at Modified Paragraph: as an appendixModified Paragraph: and should be read in full, however we summarise the salient points below.Modified Paragraph: Modified Paragraph: [Remove last sentence if finds are provided directly in this reportModified Paragraph: ]

Modified Paragraph: [or]

Modified Paragraph: We have inspected the building services installations from a building surveyor’s perspective only.

## Modified Paragraph: General Modified Paragraph: SeModified Paragraph: rModified Paragraph: vices Modified Paragraph: Overview

Modified Paragraph: [use and adapt the assessment that is most applicable]

|  |  |
| --- | --- |
| **Assessment:** The building has recently been completed and the services are in an as new condition. | ⚫ |
| Modified: Assessment: The building is only [say 2 to 5 years] years old and the services are in a good condition. | ⚫ |
| Modified: Assessment: The building is [say 6 to 10 years] years old and the services are in a satisfactory condition. They should remain in a serviceable condition during the Capex period. | ⚫ |
| Modified: Assessment: The services are now [say 11 to 16 years] years old and are in a condition commensurate with their condition. They should remain in a serviceable condition during the Capex period; however, they will be near the end of their technical life at the end of this period. | ⚫ |
| Modified: Assessment: The services are now [say 17 to 25 years] years old and some of the equipement will be reaching the end of its technical life during the Capex period. |  |

## Modified Paragraph: Heating, Cooling and VentilationModified Paragraph:

Modified Paragraph: The warehouse has warm air blowing units within the cells connected on hot water circuits that are heated by Modified Paragraph: [insert numberModified Paragraph: and makeModified Paragraph: ]Modified Paragraph: gas fired boilerModified Paragraph: [sModified Paragraph: ]Modified Paragraph: with a capacity of Modified Paragraph: [insert capacityModified Paragraph: ]Modified Paragraph: kW each. Modified Paragraph: The boiler room is located to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: (see building plan above).

Modified Paragraph: The offices are heated by Modified Paragraph: [Modified Paragraph: electrical convectionModified Paragraph: ]Modified Paragraph: Modified Paragraph: heaters. There are Modified Paragraph: [noModified Paragraph: ]Modified Paragraph: Modified Paragraph: cooling units in officesModified Paragraph: Modified Paragraph: [orModified Paragraph: ]Modified Paragraph: Modified Paragraph: [heated and cooled with reversible ceiling-mounted air conditioning cassette unitsModified Paragraph: ]Modified Paragraph: .

Modified Paragraph: There is Modified Paragraph: [noModified Paragraph: ]Modified Paragraph: comfort cooling (Modified Paragraph: air conditioning) for the office accommodationModified Paragraph: [ with ceiling/wall-mounted cassettes and the chiller units located at roof levelModified Paragraph: ]Modified Paragraph: . Heating for the offices is provided by Modified Paragraph: [the reversible air conditioning cassette units, radiators on a hot water circuit or electrical convection heatersModified Paragraph: ]Modified Paragraph: . Ventilation in the offices is provided by Modified Paragraph: [extraction in the toilet facilities and vents in the windows or openable window casementsModified Paragraph: ]Modified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on adequacy of maintenance and repair. | ⚫ |
| Modified: Assessment: mandatory inspection report for gas installations, which is required every year, has been undertaken by ‘[insert consultants’ name]’ and provided in the data room. The report dated [insert date] has no observations. | ⚫ |

## Modified Paragraph: Electrical Installations

Modified Paragraph: There isModified Paragraph: Modified Paragraph: a Modified Paragraph: [privateModified Paragraph: or electrical authority (EDF)Modified Paragraph: ]Modified Paragraph: transformer of Modified Paragraph: [insert capacityModified Paragraph: ]Modified Paragraph: kVA (Modified Paragraph: [insert dateModified Paragraph: ]Modified Paragraph: ) Modified Paragraph: located Modified Paragraph: [in/off and locationModified Paragraph: ]Modified Paragraph: . TModified Paragraph: he principal switchboard “*Modified Paragraph: Tableau Modified Paragraph: GeneralModified Paragraph: Basse Tension*Modified Paragraph: ” (TGBT) Modified Paragraph: isModified Paragraph: located Modified Paragraph: inModified Paragraph: Modified Paragraph: the Modified Paragraph: electrical plant room Modified Paragraph: situatedModified Paragraph: Modified Paragraph: [Modified Paragraph: in/off andModified Paragraph: locationModified Paragraph: ]Modified Paragraph: (see building plan above)Modified Paragraph: . Modified Paragraph: The transformer supplies the principal switchboard withModified Paragraph: low-voltage distribution viaModified Paragraph: local switchboards throughout the property.

Modified Paragraph: Lighting to the warehouse is provided by Modified Paragraph: suspendedModified Paragraph: Modified Paragraph: [Modified Paragraph: LED? Modified Paragraph: warehouse Modified Paragraph: spot/stripModified Paragraph: ]Modified Paragraph: lights.Modified Paragraph: Modified Paragraph: Offices are provided with Modified Paragraph: [suspended/recessedModified Paragraph: ]Modified Paragraph: Modified Paragraph: [Modified Paragraph: LED? Modified Paragraph: spot/stripModified Paragraph: ]Modified Paragraph: lighting.Modified Paragraph: Modified Paragraph: [Modified Paragraph: Electrical cabling and IT distributed through the offices is by PVC skirting trunkingModified Paragraph: ]Modified Paragraph: .Modified Paragraph: Modified Paragraph: Concerning the external areas, Modified Paragraph: [fluorescentModified Paragraph: lampsModified Paragraph: (spotlights)Modified Paragraph: ]Modified Paragraph: areModified Paragraph: located on the external wallsModified Paragraph: of the warehouse and Modified Paragraph: [lighting columnsModified Paragraph: ]Modified Paragraph: are provided to the car parking areasModified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on power supply. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| Modified: Assessment: The verification report for the electrical installations has been reviewed in the Assessment of Statutory Compliance Section below. [or] The latest mandatory verification report has not been provided and should be obtained in order to comment further on the condition and compliance of the electrical installations. | ⚫ |

## Modified Paragraph: Fire Protection Systems

Modified Paragraph: Fire protections at the warehouse include sprinkler system (Modified Paragraph: with Modified Paragraph: [one/two]Modified Paragraph: diesel pumpModified Paragraph: [sModified Paragraph: ]Modified Paragraph: and jockey pump), fire hose reels, Modified Paragraph: hand heldModified Paragraph: fire extinguishers, sliding fire doors between cells, smoke venting roof lights, pushbutton call points and sounders, and illuminated fire exit signage. Modified Paragraph: A fire alarm panel is provided in the offices which is connected to the smoke detection in the offices and push button call pointsModified Paragraph: . In addition, Modified Paragraph: there are fire hydrants in the exterior Modified Paragraph: areasModified Paragraph: , and lightning conductor system on the roofs.Modified Paragraph: [modify accordingly]

Modified Paragraph: For the sprinkler system, there are Modified Paragraph: [one/two]Modified Paragraph: Modified Paragraph: galvanised steel Modified Paragraph: sprinkler tankModified Paragraph: [sModified Paragraph: ]Modified Paragraph: on a reinforced concrete plinthModified Paragraph: adjacent to the sprinkler room which is situated to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: of the building. Modified Paragraph: The Modified Paragraph: [one/two]Modified Paragraph: tankModified Paragraph: [sModified Paragraph: ]Modified Paragraph: have a capacity of Modified Paragraph: [insert capacityModified Paragraph: ]Modified Paragraph: mModified Paragraph: 3Modified Paragraph: each. There is a storm water infiltration basin located to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: of the warehouse. Modified Paragraph: [one/two]Modified Paragraph: other retention pondModified Paragraph: [sModified Paragraph: ]Modified Paragraph: are located to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: Modified Paragraph: of the building. There Modified Paragraph: [is/areModified Paragraph: ]Modified Paragraph: Modified Paragraph: [one/two]Modified Paragraph: firefighting Modified Paragraph: waste waterModified Paragraph: collection basins to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: Modified Paragraph: of the property and the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: of the building. There is also a firefighting water reservoir to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: of the property (capacity of Modified Paragraph: [insert capacityModified Paragraph: ]Modified Paragraph: mModified Paragraph: 3Modified Paragraph: according to the Modified Paragraph: [insert reference: e.g. environmental consultantsModified Paragraph: ]Modified Paragraph: ). A hydrocarbon separator basin is located to the Modified Paragraph: [insert locationModified Paragraph: ]Modified Paragraph: Modified Paragraph: of the property.Modified Paragraph: Modified Paragraph: [(Delete/modify accordingly)]Modified Paragraph: Modified Paragraph: [GB - paragraph above needs further considerationModified Paragraph: ]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on quality of installation. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |
| Modified: Assessment: The verification report for the fire protection systems has been reviewed in the Assessment of Statutory Compliance Section below. [or] The latest mandatory verification report has not been provided and should be obtained in order to comment further on the condition and compliance of the electrical installations. | ⚫ |
| Modified: Assessment: The triennial maintenance report, including inspection and cleaning of the sprinkler tank, has [not] been provided in the data room. We note that the installation is [nearing/over] 30 years old and therefore [will need/ needs] an overhauling report to confirm that the installation is compliant with the regulations. | ⚫ |

## Modified Paragraph: Domestic Water Services

Modified Paragraph: The property is connected to the local drinking water supply. There are anti-return valves on the water system.

Modified Paragraph: [Or (delete accordingly)]

Modified Paragraph: We Modified Paragraph: were not provided with any information regarding theModified Paragraph: drinking water supply and theModified Paragraph: sewerage system for the buildingModified Paragraph: sModified Paragraph: . We assume the buildingModified Paragraph: s are connected to the local drinking water supply andModified Paragraph: provided with a separate system for Modified Paragraph: rain waterModified Paragraph: and foul waterModified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Modified Paragraph: Public Health Systems

Modified Paragraph: The property isModified Paragraph: provided with a separate system for Modified Paragraph: rain waterModified Paragraph: and foul waterModified Paragraph: .

Modified Paragraph: [Or (delete accordingly)]

Modified Paragraph: We Modified Paragraph: were not provided with any information regarding Modified Paragraph: theModified Paragraph: sewerage system for the buildingModified Paragraph: sModified Paragraph: . We assume the buildingModified Paragraph: s are connected to Modified Paragraph: a separate system for Modified Paragraph: rain waterModified Paragraph: and foul waterModified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* commentary on installations. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Modified Paragraph: Lifts Modified Paragraph: (Vertical Transportation)

Modified Paragraph: There is Modified Paragraph: [noModified Paragraph: ]Modified Paragraph: vertical transportation (lift) in the building.

List Item: [Or (delete accordingly)]

List Item: [A/two/threeList Item: ]List Item: List Item: [insert brandList Item: ]List Item: List Item: [insert capacity (e.g. six, eight, ten)List Item: ]List Item: person (List Item: [insert weightList Item: ]List Item: kg) liftList Item: [sList Item: ]List Item: List Item: [has/haveList Item: ]List Item: been provided in the offices building.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on design and installation. | ⚫ |
| **Assessment:** \*\*\* comment on levels of maintenance. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Modified Paragraph: Other InstallationsModified Paragraph: Modified Paragraph: [only use if there is specialist equipment]

Modified Paragraph: There is specialist equipment at the property in the form of Modified Paragraph: [summaryModified Paragraph: ]Modified Paragraph: .

|  |  |
| --- | --- |
| **Assessment:** \*\*\* commentary on installation | ⚫ |
| **Assessment:** \*\*\* comment on level of maintenance | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Services installation |  | Services installation |

# Modified Paragraph: Legal Issues

Modified Paragraph: We provide commentary below on issues identified by us relating to Title, Modified Paragraph: ownershipModified Paragraph: and tenure, however it is assumed that your solicitors are principally advising you on these issues. We also analyse construction documentation – building contract, appointments, warranties / insurances and guarantees. Modified Paragraph: [(Adapt text here to suit interest being acquired)Modified Paragraph: ]

Modified Paragraph: [(List out all legal issues – not any statutory compliance issues – whether associated with Title, tenure, construction documents, defects period or material / product guarantees, etc, and which the client’s legal team need to advise on. This will rarely be a standard list.)Modified Paragraph: ]

## Modified Paragraph: Title Modified Paragraph: Issues

### Modified Paragraph: Boundaries

Modified Paragraph: [Modified Paragraph: Comment on the physical site boundaries. Do the boundaries on site reflect the red line as depicted in the Land Registry Title plan?Modified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\*if necessary] | ⚫ |

### Modified Paragraph: Easements and Rights of Way Modified Paragraph: [Remove section if not applicable]

Modified Paragraph: [Commentary on any key rights of access over subject property or adjacent property, etc.Modified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\*if necessary] | ⚫ |

### Modified Paragraph: Neighbourly Matters Modified Paragraph: [Remove section if not applicable]

Modified Paragraph: [Commentary on any key neighbourly matters, etc.Modified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\*if necessary] | ⚫ |

### Modified Paragraph: Other Title Issues Modified Paragraph: [Remove section if not applicable]

Modified Paragraph: [State if there are any title issuesModified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: [\*\*\*if necessary] | ⚫ |

## Modified Paragraph: Tenure Issues

### Modified Paragraph: Service charge issues

|  |  |
| --- | --- |
| Modified: [State if the service charge clauses are standard or not] | ⚫ |

### Modified Paragraph: Lease issues

|  |  |
| --- | --- |
| Modified: [Not any lease issues from section 2.8] | ⚫ |

Modified Paragraph: [if lease not providedModified Paragraph: ]

Modified Paragraph: We have not seen a draft of the lease on which to comment. However, we have assumed it is on standard French commercial terms where the tenant is responsible for repairs excluding those covered by article 606 (being the major works to the structure and envelope) which are at the expense of the Landlord.

## Modified Paragraph: Construction Documents

Modified Paragraph: Principle construction documents summarised in the table below.

|  |  |  |  |
| --- | --- | --- | --- |
| Document | Author and date | Savills’ Comments | Risk Rating |
| Final Report by Building Control (*Rapport Final de Contrôle Technique – RFCT)* | Modified: By [insert company name] dated [date] | The report covers the following operations:  **L** = the soundness and compliance of the works and the inseparable equipment (for example, foundations, frame, envelope and service connections to the property)  **LE** = the soundness of the existing structure for the extensions  **STI** = the security for occupiers of a building subject to the workplace regulations following completion (for example, fire precautions, the distribution, and this, automatic doors and mechanical services)  **ENV** = the risk of fire or explosion associated with the environmental regulations ICPE has not been made available. | ⚫ |
| Handover certificates ‘*Procès-Verbaux de Réception de Travaux*’ (PVRT) | Modified: By [insert company name] dated [date] | These documents are less significant as time passes and once a building is over 10 years old this documents are not of high importance. | ⚫ |
| Completion of snagging certificates ‘*Procès-Verbaux de Levée des Réserves*’ (PVLR), | Modified: By [insert company name] dated [date] | Modified: [These documents are less significant as time passes and once a building is over 10 years old this documents are not of high importance.] | ⚫ |
| Decennial insurance ‘*Assurance Dommage Ouvrage*’ (DO) | Modified: Issued by [insert company name], and dated [date] (Policy N° [policy reference]) | Modified: [Option 1: DO]The policy is for an estimated total construction cost of €[cost of works in policy]. The 10 years of cover are provided from the date of completion [date of PV de réception]. The documentation appears to be in order, however, the certificate of final payment should be obtained for completeness. [Option if no final payment] The documentation appears to be in order and we note that there is a certificate for final payment of the policy following completion of the works on [date of attestation de paiement]. [Option if final payment made][If summary of claims available:]The summary of claims is provided below:[Claim reference]: [item and/or issue]. The letter from [name of insurance company] dated [insert date of letter] confirmed that the insurance cover is [not] granted. The claim is [resolved/ongoing][Option 2: no DO]Given the age of the building there will be no decennial liability cover for the property. [Alternative option for the above if building is over 10 years old and no major works have been undertaken in the last 10 years][or]No information has been provided in the data room concerning the decennial insurance  The policy is for an estimated total construction cost of €[cost of works in policy]. The 10 years of cover are provided from the date of completion [date of PV de réception]. The documentation appears to be in order, however, the certificate of final payment should be obtained for completeness. [Option if no final payment] The documentation appears to be in order and we note that there is a certificate for final payment of the policy following completion of the works on [date of attestation de paiement]. [Option if final payment made]  [If summary of claims available:]  The summary of claims is provided below:   * [Claim reference]: [item and/or issue]. The letter from [name of insurance company] dated [insert date of letter] confirmed that the insurance cover is [not] granted. The claim is [resolved/ongoing]   [Option 2: no DO]  Given the age of the building there will be no decennial liability cover for the property. [Alternative option for the above if building is over 10 years old and no major works have been undertaken in the last 10 years]  [or]  No information has been provided in the data room concerning the decennial insurance | ⚫ |
| As-Built File ‘*Dossiers des Ouvrages Exécutés*’ (DOE) | Modified: By [insert company name] dated [date] | Modified: [Option 1: provided]The DOE was [not (delete if not applicable)] set out with a global list. The documentation appears [comprehensive and complete / largely comprehensive and complete / not complete]. [Option 2: not provided]The DOE has not been provided in the data room.  The DOE was [not (delete if not applicable)] set out with a global list. The documentation appears [comprehensive and complete / largely comprehensive and complete / not complete].  [Option 2: not provided]  The DOE has not been provided in the data room. |  |
| Building Maintenance Instructions *(Dossier d’Intervention Ultérieure sur l’Ouvrage – DIUO)* | Modified: By [insert company name] dated [date] | Modified: [Option 1: provided]The building maintenance instructions (DIUO) by [Insert name of consultants] dated [Insert date of report] has been provided in the data room. The documentation appears [complete / not complete].[Option 2: not provided]The building maintenance instructions (DIUO) has not been provided in the data room. [This is common for buildings of this age as it was not a mandatory document at the time of construction.]  The building maintenance instructions (DIUO) by *[Insert name of consultants]* dated [Insert date of report] has been provided in the data room. The documentation appears [complete / not complete].  [Option 2: not provided]  The building maintenance instructions (DIUO) has not been provided in the data room. [This is common for buildings of this age as it was not a mandatory document at the time of construction.] |  |

Modified Paragraph: For further details, including legal requirements, for each of the following documents please refer to Document Information attached as an appendix.

## Modified Paragraph: Building Regulations

Modified Paragraph: The property is subject to the Modified Paragraph: work placeModified Paragraph: regulations “*Modified Paragraph: Code du Travail*Modified Paragraph: ” applicable at the time of construction.

Modified Paragraph: [Modified Paragraph: Modified Paragraph: It is also subject to regulations for the protection for the environment which apply to large storage warehouses in France “*Modified Paragraph: Installation Classées pour la Protection de l’Environnement*Modified Paragraph: ” (ICPE).Modified Paragraph: ]

## Modified Paragraph: Other Legal issues

|  |  |
| --- | --- |
| Modified: [Text] | ⚫ |

# Modified Paragraph: Assessment of Statutory Compliance

## Modified Paragraph: Building Permits

Modified Paragraph: The planning permits Modified Paragraph: ‘*Modified Paragraph: PermisModified Paragraph: de Modified Paragraph: Construire*Modified Paragraph: ’ (PC), declaration of completion ‘*Modified Paragraph: DéclarationModified Paragraph: Attestant Modified Paragraph: l’AchèvementModified Paragraph: et la Modified Paragraph: ConformitéModified Paragraph: des Travaux*Modified Paragraph: ’ (DAACT) Modified Paragraph: and Modified Paragraph: the certificates of conformity, and other documents Modified Paragraph: in relation to the Modified Paragraph: subject property are the following:

| Number | Date delivered | SHOB  (m²) | SHON  (m²) | Comments | Declaration of completion (DAACT) | Non Opposition to the Compliance |
| --- | --- | --- | --- | --- | --- | --- |
| Modified: PC[Insert number] | Modified: [Insert date of PC] | Modified: [Insert area in SHOB] | Modified: [Insert area in SHON] | * Modified: [Insert comments (e.g. construction of logistics building, extension of cell 1, creation of a second battery charging room, etc.)] | Modified: [Insert date] | Modified: [Insert date] |

|  |  |
| --- | --- |
| Modified: [Option if there are bungalows/cabins at the property].There is a cabin/bungalow installed by the occupier at the property. We understand that this does not have planning permission so has been considered as tenant's equipment only. Your legal team should ensure that this is suitably addressed in the yielding up clauses within the lease and that it has not been included as part of the surface for the building in the teaser or leases. | ⚫ |

Modified Paragraph: FModified Paragraph: or comparison between the authorised areas and surface Modified Paragraph: given by measurement surveyor (Modified Paragraph: G*Modified Paragraph: éomètre*Modified Paragraph: ), see section ‘Accommodation provided’ in chapter 2.

Modified Paragraph: We understand that the full building permit history is being reviewed by your notary as part of the due diligence.

## Modified Paragraph: Health and Safety Regulations

Modified Paragraph: The property will be subject to the Modified Paragraph: work placeModified Paragraph: regulations “*Modified Paragraph: Code du Travail*Modified Paragraph: ” applicable at the time of construction.

Modified Paragraph: It is also subject to regulations for the protection for the environment which apply to large storage warehouses in France “*Modified Paragraph: Installation Modified Paragraph: classéesModified Paragraph: pour la protection de Modified Paragraph: l’environnement*Modified Paragraph: ” (ICPE). Please refer to the Environmental Issues section for further details regarding the ICPE regulations.

## Modified Paragraph: Fire Regulations

Modified Paragraph: The building is subject to the ICPE regulations and the workplace regulations Modified Paragraph: with regard toModified Paragraph: fire safety. The ICPE regulations take precedence and are generally more demanding than the workplace regulations.

## Modified Paragraph: Social Inclusion

Modified Paragraph: We have not been provided with an access audit for the building. The tenant has a statutory responsibility for identifying and managing accessibility shortcomings in the building.Modified Paragraph: Modified Paragraph: [Option: if building is not ERP]Modified Paragraph: There is currently no retrospective obligation for owners to bring their buildings up to current accessibility standards unless major works are undertaken to the property.Modified Paragraph: Modified Paragraph: [Option: if building is Code de Travail]

Modified Paragraph: [Option1: buildings built prior to 1975]Modified Paragraph: When the building was constructed it was not subject to accessibility regulations. The workplace regulations are not applied retrospectively to buildings. However, the physical characteristic of the building cannot be such that the employer is unable to comply with their obligations under the regulations. Therefore, as a minimum Modified Paragraph: it is recommended that Modified Paragraph: at least an accessible toilet should be provided at ground floor level and a lift that Modified Paragraph: insuresModified Paragraph: that there is no obstacle toModified Paragraph: verticalModified Paragraph: circulation. The building is also subject to the ERP regulations and the parts of the property concerned by these regulations should conform to the accessibility requirements. Modified Paragraph: [Option: remove last sentence if building is not ERP]

Modified Paragraph: [Option 2: buildings Modified Paragraph: permitsModified Paragraph: from 1975 until 1 January 2007]Modified Paragraph: When the building was constructed it was subject to less demanding accessibility regulations, compared to those that are currently in force, which applied to wheelchair users only. In addition, it should also satisfy the requirements of the workplace regulations. Modified Paragraph: Therefore, as a minimum Modified Paragraph: it is recommended that Modified Paragraph: at least an accessible toilet should be provided at ground floor level and a lift that Modified Paragraph: insuresModified Paragraph: that there is no obstacle to Modified Paragraph: vertical Modified Paragraph: circulation. The building is also subject to the ERP regulations and the parts of the property concerned by these regulations should conform to the accessibility requirements. Modified Paragraph: [Option: remove last sentence if building is not ERP]

Modified Paragraph: [Option 3: buildings Modified Paragraph: permitsModified Paragraph: from 1 January 2007 onwards]Modified Paragraph: The building was constructed following implementation of the accessibility regulations and should be fully accessible.

Modified Paragraph: The access provisions at the building include the following and are considered Modified Paragraph: [Satisfactory, limited or in need of improvement]Modified Paragraph: :

* List Item: [Accessible car parking spaces]
* List Item: [Slopes on external paths not to exceed 2% and no step to entrance]
* List Item: [Accessible WCs]
* List Item: [Accessible lift]

Modified Paragraph: For further details, including legal requirements, on social incModified Paragraph: lusion please refer to the Modified Paragraph: Document Information attached as an Modified Paragraph: appendix

## Modified Paragraph: Asbestos Regulations

Modified Paragraph: The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report Modified Paragraph: (Dossier Technique Modified Paragraph: AmianteModified Paragraph: – DTA)Modified Paragraph: has been required for all buildings with a building permit delivered prior to 1st July 1997.

Modified Paragraph: [Option 1: not providedModified Paragraph: ]

Modified Paragraph: [The asbestos report 'Modified Paragraph: Dossier Technique Amiante has not been providedModified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: The building permit has been delivered in [Date], a DTA is not required for this building. | ⚫ |

Modified Paragraph: [Option 2: providedModified Paragraph: ]

Modified Paragraph: [The asbestos report 'Dossier Technique Amiante (DTA)' by 'Consultants name' dated concluded that there is Modified Paragraph: (not) asbestos in the property (number of locations)Modified Paragraph: ]

|  |  |
| --- | --- |
| Modified: Assessment: [if there is asbestos containing materials in the building give more details, number, locations, state of repair, limited, good condition periodic reviews will need to be undertaken, asbestos containing materials with damage should be removed. next inspection (required every 3 years) … etc.)] | ⚫ |

## Modified Paragraph: Testing

Modified Paragraph: As part of good housekeeping the mandatory inspection reports should be obtained from the tenants to Modified Paragraph: insureModified Paragraph: they are complying with their lease obligations.

### Modified Paragraph: Electrical and Gas Installations

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Electrical Installations | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Gas Installations | Annually | Modified: [name of consultants] |  |  | ⚫ |

Modified Paragraph: [Amend tables in this section by removing Modified Paragraph: equipment that is not appropriate for the building and putting a summary of the findings in the commentsModified Paragraph: ]

### Modified Paragraph: Fire Protection Systems

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Fire Alarm System | Six-monthly | Modified: [name of consultants] |  |  | ⚫ |
| Emergency Lighting | Six-monthly | Modified: [name of consultants] |  |  | ⚫ |
| Sprinkler System | Six-monthly | Modified: [name of consultants] |  |  | ⚫ |
| Fire Hydrants | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Fire Hose Reels | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Extinguishers | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Smoke Clearance | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Dry Risers | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Lightning Conductor | Annually | Modified: [name of consultants] |  |  | ⚫ |

### Modified Paragraph: Others

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Lifts | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Water Quality (Legionella) | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Cradle Equipment (if applicable) | Annually | Modified: [name of consultants] |  |  | ⚫ |
| Other |  |  |  |  | ⚫ |

|  |  |
| --- | --- |
| **Assessment:** These observations should be addressed as part of the maintenance routine | ⚫ |
| **Assessment:** As part of good housekeeping the mandatory inspection reports should be obtained from the tenants to insure they are complying with their lease obligations. | ⚫ |

# Modified Paragraph: Environmental & Sustainability Assessment

## Modified Paragraph: Environmental Protection Regulations (ICPE)

Modified Paragraph: The site is subject to the terms of an ICPE permit ‘*Modified Paragraph: ArrêtéModified Paragraph: Modified Paragraph: Préfectoral*Modified Paragraph: ’ Modified Paragraph: [referenceModified Paragraph: ]Modified Paragraph: issued on Modified Paragraph: [dateModified Paragraph: ]Modified Paragraph: . The operator is named as Modified Paragraph: [name of operatorModified Paragraph: ]Modified Paragraph: and authorisation was approved for the following activities:

|  |  |  |
| --- | --- | --- |
| **Heading** | **Description** | **Characteristics** |
| **Authorisation** | | |
| Modified: [Item number] | Modified: [description] | * Modified: [Quantity / volume / power, etc.] |
| **Registration** | | |
| Modified: [Item number] | Modified: [description] | * Modified: [Quantity / volume / power, etc.] |
| **Declaration** | | |
| Modified: [Item number] | Modified: [description] | * Modified: [Quantity / volume / power, etc.] |
| **Not Classified** | | |
| Modified: [Item number] | Modified: [description] | * Modified: [Quantity / volume / power, etc.] |

Modified Paragraph: For further details, including legal requirements, on the Environmental Protection Regulations pModified Paragraph: lease refer to the Modified Paragraph: Document Information attached as an appendix.

|  |  |  |
| --- | --- | --- |
| **Heading** | **Description (copy from this table then delete it)** | **Characteristics** |
| 1172 | Products made with bleach, insecticides | * 1 tonne (quantity) |
| 1173 | Freshening and anti-acarian products | * 1 tonne (quantity) |
| 1412 – 2b | Storage of flammable liquefied gasses | * 0.2 tonnes (quantity) |
| 1430 – 2 | Storage of flammable liquids | * 0.4 m3 (capacity) |
| 1432 – 2b | Storage of flammable liquids | * 0.4 m3 (capacity) |
| 1436 | Flammable liquids with flash point between 60°C and 93°C |  |
| 1450 – 2b | Solid firelighters | * 650 kg (quantity) |
| 1510 – 1 | Storage of flammable materials in a covered warehouse | * 427,209 m3 (total volume) |
| 1511.2 | Refrigerated warehouse |  |
| 1520 | Wood charcoal | * 2 tonnes (quantity) |
| 1530 – 1 | Storage of paper, cardboard, or similar combustible materials | * 427,209 m3 (total volume) |
| 1532 | Storage of wood or similar combustible materials | * 850 m3 (total volume) |
| 1630.2 | Storage of products containing soda |  |
| 2230 – 2 | Storage of milk and dairy products | * 46,000 litres (quantity) |
| 2255 – 3 | Storage of alcohol bottles | * 250 m3 (total volume) |
| 2662.1 | Storage of products containing polymers (plastic materials, rubber, elastomers, resins and adhesives) |  |
| 2662 – a | Storage of products containing polymers | * 427,209 m3 (total volume) |
| 2663 – 1a | Storage of tyres and products containing at least 50% of polymers in alveolar condition (for example latex foam, polyurethane, polystyrene etc.). | * 427,209 m3 (total volume) |
| 2663 – 2a | Storage of tyres and products containing at least 50% of polymers in other conditions (for example latex foam, polyurethane, polystyrene etc.). | * 427,209 m3 (total volume) |
| 2910 – A | Combustion installation | * 2.69 MW (power) |
| 2920 – 2b | Refrigeration or Compression installations with a pressure > 105 Pa | * 60 kW (power) |
| 2925 | Activity of battery charging | * 200 kW (total power) |
| 4320.2 | Storage of extremely flammable aerosols or flammable of category 1 or 2, containing flammable gasses of category 1 or 2 or flammable liquids of category 1 |  |
| 4321 | Storage of extremely flammable aerosols or flammable of category 1 or 2, not containing flammable gasses of category 1 or 2 or flammable liquids of category 1 |  |
| 4330.2 | Storage of flammable liquids of category 1 |  |
| 4331.2 | Storage of flammable liquids of category 2 or category 3 excluding items of heading 4330 |  |
| 4510.2 | Storage of environmentally hazardous aquatic goods of chronical category 1 |  |
| 4511.2 | Storage of environmentally hazardous aquatic goods of chronical category 2 |  |
| 4718 | Storage of flammable liquefied gasses of category 1 and 2 |  |
| 4734 | Storage of specific petroleum products and alternative fuels: petrol and naphtha; kerosene (including aviation fuels); gas oils (including diesel fuel, domestic heating oil and gas oil blends); heavy fuel oil; alternative fuels for vehicles, used for the same purposes and uses and having similar flammability and environmental hazardous properties |  |
| 4755.2.b | Agricultural mouthwash alcohols and their components presenting similar properties of substances classified in categories 2 and 3 of flammable liquids |  |
| 4801 | Storage of coal, coke, lignite, wood charcoal, tarmac, asphalt, ember and bituminous materials |  |
| 4802.2.a | Employment within closed equipment (refrigerated) containing fluorescent greenhouse effect gasses concerned by regulations n° 842/2006 or n° 1005/2009 |  |

Modified Paragraph: The report by *Modified Paragraph: [Insert name of consultants]Modified Paragraph:* Modified Paragraph: attached Modified Paragraph: as anModified Paragraph: appendix reported the following:

* List Item: [Major observationList Item: ]
* List Item: [Major observationList Item: ]
* List Item: [Major observationList Item: ]
* List Item: [Major observationList Item: ]
* List Item: [Major observationList Item: ]

|  |  |
| --- | --- |
| Modified: Assessment: [ discuss who would do the works and if they are in the Capex plan or not] | ⚫ |

## Modified Paragraph: Site EModified Paragraph: nvironmental Modified Paragraph: RModified Paragraph: isk Modified Paragraph: AModified Paragraph: ssessment

Modified Paragraph: We appointed environmental consultants, Modified SDT: Click here to enter text.Modified Paragraph: , on your behalf to carry out Modified Paragraph: an Modified Paragraph: environmental risk assessment of the site. The site environmental risk assessment report is attached at Modified Paragraph: as an appendix.

|  |  |
| --- | --- |
| Modified: Assessment : [discuss pollution risk] ,we summarise the key points as follows:“Low to moderate” risk  “Low to moderate” risk | ⚫ |

## Modified Paragraph: Environmental Regulations

Modified Paragraph: [Note: warehouses heated to 12°C or below do not need to conform to the RT2012, RT2005 or the RT2000 regulations (unless this has been specified in the documentation for the operating permit or building permit). They would still need to conform to the DTU and most developers design the warehouse in proportion to the boiler requirements (sometimes to the RT2005 or RT2000) for commercial raisons]

Modified Paragraph: The building is only subject to the thermal regulations dating from the submission of the original building permit in Modified Paragraph: [date]Modified Paragraph: .

Modified Paragraph: [Option 2 - building peModified Paragraph: rmit submission prior toModified Paragraph: 1987]

Modified Paragraph: Therefore, the building would not have been subject to any thermal regulations but only the building codes applicable at theModified Paragraph: time of construction. From 1988Modified Paragraph: successively more rigorous thermal regulations have been introduced for new commercial buildings which require significant energy consumption savings oModified Paragraph: f Modified Paragraph: overModified Paragraph: 85%. That said, the more recentModified Paragraph: regulationsModified Paragraph: *Modified Paragraph: ‘RT2020’,*Modified Paragraph: *Modified Paragraph: ‘RT2012’Modified Paragraph: , ‘RT2005*Modified Paragraph: ’ and ‘*Modified Paragraph: RT2000*Modified Paragraph: ’*Modified Paragraph:* Modified Paragraph: only apply to warehouse areas that are normally heated to above 12°CModified Paragraph: . Hence many warehouses are designed wiModified Paragraph: th this limit in mind with the current thermal regulations applying to the office accommodation only.Modified Paragraph:

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| **Assessment:** When the building is due to be re-let it will be competing with a generation of environmentally higher performance buildings with much lower energy costs and a better image. | ⚫ |

Modified Paragraph: [Option 3 - building permit submission from 1988 and before 1Modified Paragraph: stModified Paragraph: June 2001]

Modified Paragraph: Therefore, the building would have been subject to the ‘*Modified Paragraph: RT1988*Modified Paragraph: ’ thermal regulations that took effect in 1988. The regulations applicable to new buildings ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ would require a significant energy consumption saving of over 65%. That said, the new regulations would only apply to warehouse areas that are normally heated to above 12°C Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

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| **Assessment:** When the building is due to be re-let it will be competing with a generation of environmentally high performance buildings with much lower energy costs and a better image. | ⚫ |

Modified Paragraph: [Option 4 - building permit submission from 1Modified Paragraph: stModified Paragraph: June 2001 and before 1Modified Paragraph: stModified Paragraph: September 2006]

Modified Paragraph: Therefore, the building would have been subject to the ‘*Modified Paragraph: RT2000*Modified Paragraph: ’ thermal regulations that took effect for building permit submissions after 1Modified Paragraph: stModified Paragraph: June 2001. The regulations applicable to new buildings ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ would require a significant energy consumption saving of over 55%. That said, the new regulations only apply to warehouse areas that are normally heated to above 12°CModified Paragraph: . Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

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| **Assessment:** The office areas are likely to have a lower thermal performance than many of new build warehouses currently on the market. | ⚫ |

Modified Paragraph: [Option 5 - building permit submission from 1Modified Paragraph: stModified Paragraph: September 2006 and before 28Modified Paragraph: thModified Paragraph: October 2011- BUT with RT2000 for the warehouse]

Modified Paragraph: Therefore, the building would have been subject to the ‘*Modified Paragraph: RT2005*Modified Paragraph: ’ thermal regulations that took effect for building permit submissions after 1Modified Paragraph: stModified Paragraph: September 2006. The regulations applicable to new buildings ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ would require further reduction in energy consumption of over 50%. That said, ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ only applies to warehouses that are Modified Paragraph: normally heated to above 12°CModified Paragraph: . Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

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| **Assessment:** The office areas are likely to have a lower thermal performance than many of new build warehouses currently on the market. | ⚫ |

Modified Paragraph: [Option 7 - building permit submission from 28Modified Paragraph: thModified Paragraph: October 2011 -Modified Paragraph: 3Modified Paragraph: 0Modified Paragraph: thModified Paragraph: June 2022 (offices)Modified Paragraph: ]

Modified Paragraph: Therefore, the offices in the building are subject to the most recent ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ thermal regulations that took effect for building permit submissions after 28Modified Paragraph: thModified Paragraph: October 2011. Modified Paragraph: The regulations applicable to new buildings ‘*Modified Paragraph: RT20Modified Paragraph: 20*Modified Paragraph: ’ would require further reduction in energy consumption of Modified Paragraph: aroundModified Paragraph: Modified Paragraph: 2Modified Paragraph: 0%Modified Paragraph: on averageModified Paragraph: .Modified Paragraph: Modified Paragraph: TModified Paragraph: hat said, tModified Paragraph: he thermal regulations ‘*Modified Paragraph: RT2012*Modified Paragraph: ’ only apply to warehouses that are normally heated to above 12°CModified Paragraph: . Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

**Modified Paragraph: Assessment:** Modified Paragraph: TModified Paragraph: he Modified Paragraph: offices in the Modified Paragraph: warehouse will have a Modified Paragraph: goodModified Paragraph: global thermal performanceModified Paragraph: compared to older Modified Paragraph: warehouses currently on the market. Modified Paragraph: [Amend if warehouse area conforms to higher regulation than RT2000]Modified Paragraph: .

Modified Paragraph: [Option 7 - building permit submission from Modified Paragraph: 1Modified Paragraph: stModified Paragraph: July 2022Modified Paragraph: Modified Paragraph: until presentModified Paragraph: (offices and schools only - residential since 1 January 2022 and remaining to followModified Paragraph: ]

Modified Paragraph: Therefore, the offices in the building are subject to the most recent ‘*Modified Paragraph: RT20Modified Paragraph: 20*Modified Paragraph: ’ thermal regulations that took effect for building permit submissions Modified Paragraph: fModified Paragraph: or offices since 1 JulyModified Paragraph: 2022Modified Paragraph: . The thermal regulationsModified Paragraph: applicable to the warehouseModified Paragraph: ‘*Modified Paragraph: RT20Modified Paragraph: 12Modified Paragraph: ’*Modified Paragraph: only apply to warehouses that are normally heated to above 12°CModified Paragraph: . Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only. Modified Paragraph: [TEXT to be checked]

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| Modified: Assessment: The warehouse will have a better global thermal performance than many other warehouses currently on the market. [Amend if warehouse area conforms to higher regulation than RT2000]. | ⚫ |

Modified Paragraph: [NoteModified Paragraph: : Modified Paragraph: if refurbishment works were to be undertaken that create an additional surface area of over 1,000m² and if the thermal renovations (envelope, heating/cooling, ventilation and lighting) are greater than 25% of the value of the building, then the building as a whole would have to comply to ‘*Modified Paragraph: RT Existant Globale*Modified Paragraph: ’ (equal to ‘*Modified Paragraph: RT2005*Modified Paragraph: ’ energy performance for the areas heated normally above 12°CModified Paragraph: ). For all other refurbishments the elements replaced would have to comply with the current thermal rModified Paragraph: egulations. Modified Paragraph: RT existant globale does not apply to buildings built prior to 1948 - also RT1982 did not apply to commercial buildings and RT1974 Modified Paragraph: was for residential buildings (not clear if this Modified Paragraph: was not extendModified Paragraph: ed to commercial buildings inModified Paragraph: 1976Modified Paragraph: in some manner)Modified Paragraph: ]

## Modified Paragraph: Flood risk

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| e.g. 1:500 “low risk” | ⚫ |

## Modified Paragraph: Energy Performance Certificate

Modified Paragraph: An Energy Performance CModified Paragraph: ertificate Modified Paragraph: (EPC) Modified Paragraph: ‘*Modified Paragraph: Diagnostic de Performance Modified Paragraph: Energétique*Modified Paragraph: ’ (DPE) byModified Paragraph: Modified Paragraph: [name]Modified Paragraph: Modified Paragraph: gives a rating Modified Paragraph: on a scale of A to GModified Paragraph: (where A is best performing) for overall energy Modified Paragraph: consumption andModified Paragraph: gas emissions Modified Paragraph: withModified Paragraph: regards to the greenhouse effect.Modified Paragraph: The EPC has been issued for the Modified Paragraph: [office or office and warehouseModified Paragraph: ]Modified Paragraph: accommodation for a total thermal surface of Modified Paragraph: [insert total thermal surfaceModified Paragraph: ]Modified Paragraph: m².Modified Paragraph:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Building | Date of report | Overall energy consumption rating | Overall gas emissions rating | Thermal Surface (m²) |
| Modified: [Warehouse, Offices, entire building] | Modified: [insert date] | Modified: [insert rating] ([insert amount] kWhep/m2.an)  ([insert amount] kWhep/m2.an) | Modified: [insert rating] ([insert amount] kgéqCO2/m2)  ([insert amount] kgéqCO2/m2) | Modified: [insert surface] |

|  |  |
| --- | --- |
| Modified: Assessment: [State if the ratings are good. Also if it has been done for the warehouse and office area then it skews the result as the warehouse would not generally be subject to the thermal regulations and hence EPC is not required] | ⚫ |

## Modified Paragraph: Air conditioning inspection (ACI) certificate

Modified Paragraph: The Air Conditioning Inspection (ACI) certificate by Modified Paragraph: [insert NameModified Paragraph: ]Modified Paragraph: and dated Modified Paragraph: [insert date]Modified Paragraph: is provided.

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| Modified: Assessment: [Delete if not applicable] | ⚫ |

## Modified Paragraph: Ozone Depleting Substances (ODS)

Modified Paragraph: Regarding Ozone Depleting Substances (ODS), the use of hydrochlorofluorocarbon (HCFC) refrigerants (ex. R22), in chiller units for example, is currently being phased out and the maintenance with recycled gas has not been permitted under European law from 01 January 2015. The report by *Modified Paragraph: [Insert name of consultants]Modified Paragraph:* Modified Paragraph: attached in appendix Modified Paragraph: [Insert appendix numberModified Paragraph: ]Modified Paragraph: has Modified Paragraph: [notModified Paragraph: ]Modified Paragraph: identifiedModified Paragraph: any equipment containing HCFC the day of the visit.Modified Paragraph:

|  |  |
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| Modified: Assessment: [If HCFCs are present we need an assessment to discuss that it is no longer legal to replace the gas and when the equipment brakes down it would need replacement. If the equipment is critical than programmed replacement should be undertaken before the equipment brakes down] | ⚫ |

## Modified Paragraph: Environmental LabellingModified Paragraph:

Modified Paragraph: [Option 1: Building does not have a labellingModified Paragraph: ]

Modified Paragraph: The building has not been rated under any environmental standard (for example the French environmental standards for buildings HQE ‘*Modified Paragraph: Haute Modified Paragraph: QualitéModified Paragraph: Modified Paragraph: Environnementale*Modified Paragraph: ’, BBC ‘*Modified Paragraph: BâtimentModified Paragraph: de Basse Modified Paragraph: ConsommationModified Paragraph: ’*Modified Paragraph: , THPE ‘*Modified Paragraph: Très Haute Performance Modified Paragraph: Energétique*Modified Paragraph: ’ or BREEAM the British environmental standard which is gaining recognModified Paragraph: ition in France).

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| **Assessment:** The building may be able to obtain HQE Exploitation or BREEAM In-Use. However, compliance with these standards, or the improvements that may be required, is outside the scope of this report and would require a specialist environmental inspection | ⚫ |

Modified Paragraph: [Option 2: Building have a labellingModified Paragraph: ]

Modified Paragraph: We have been provided in the data room with the BREEAM In-Use certification for the entire building. The certificate provided, number Modified Paragraph: [number of certificateModified Paragraph: ]Modified Paragraph: and dated Modified Paragraph: [insert dateModified Paragraph: ]Modified Paragraph: , has attributed to the building “Modified Paragraph: [number of starsModified Paragraph: ]Modified Paragraph: stars – Modified Paragraph: [ratingModified Paragraph: ]Modified Paragraph: ” rating with an overall score of Modified Paragraph: [percentageModified Paragraph: ]Modified Paragraph: % for the asset performance and has attributed to building management “Modified Paragraph: [number of starsModified Paragraph: ]Modified Paragraph: stars – Modified Paragraph: [ratingModified Paragraph: ]Modified Paragraph: ” rating with an overall score of Modified Paragraph: [percentageModified Paragraph: ]Modified Paragraph: %Modified Paragraph: .

|  |  |
| --- | --- |
| Modified: Assessment: We have undertaken a BREEAM In-Use improvement feasibility study and the report is attached as [Appendix XX]. | ⚫ |

## Modified Paragraph: Sustainability of Building Design/Renewables

Modified Paragraph: There are special features at the property in the form of Modified Paragraph: [Modified Paragraph: rainwater harvesting, PVs, solar panelsModified Paragraph: ]Modified Paragraph: which are old located in Modified Paragraph: [locationModified Paragraph: ]Modified Paragraph: .

|  |  |
| --- | --- |
| Modified: Assessment: [Discuss and comment on adequacy of maintenance and repair]. | ⚫ |

## Modified Paragraph: Polychlorobiphényles (PCB) in Transformers

Modified Paragraph: The sale of new transformers using Modified Paragraph: PCB’sModified Paragraph: was prohibited on 2 February 1987 and as such will not have been used at the property.

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| --- | --- |
| Modified: The report by [Insert name of consultants] attached in appendix [Insert appendix number] has not identified any risk. | ⚫ |

## Modified Paragraph: Termites

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| --- | --- |
| Modified: According to the termite infestation plan dated 1 January 2019, produced by the Environmental Ministry, the department of [Insert department's name] ([Insert department's number]) is [not] at [high] risk of termite infestation and your legal team should confirm if a termite report will be required for the proposed purchase. | ⚫ |

## Modified Paragraph: Legionella bacteria

Modified Paragraph: There is no plant or equipment in the building thought likely to present a significant risk of the Modified Paragraph: build upModified Paragraph: of legionella bacteria. However, the cylinders for the domestic hot water should be subject to periodical testing and/or a regime of disinfecting by increasing the water temperature to 60°C or above to control bacterial growth. Modified Paragraph: [Add further information if cooling towers are present etc.]

## Modified Paragraph: Other e.g. CRC

|  |  |
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| Modified: [Text] | ⚫ |

# Modified Paragraph: Conclusions and Recommendations

Modified Paragraph: From a building surveyor’s perspective this property is Modified Paragraph: [insert a single paragraph expressing an opinion as to the general condition and state of repair of the building, for example: "..... is in fair condition having regard to its age and location."]Modified Paragraph: .

Modified Paragraph: The materials and forms of construction employed in constructing the building have resulted in a property characteristically requiring Modified Paragraph: [low/medium/highModified Paragraph: ]Modified Paragraph: Modified Paragraph: levels of maintenance.

Modified Paragraph: The following, more significant, defects are worthy of note:

* List Item: [Summary of major issue]
* List Item: [Summary of major issue]List Item:
* List Item: [Summary of major issue]

List Item: Further List Item: investigations are not considered necessary for the building. List Item: [Amend as required]

Modified Paragraph: We recognise that your decision to proceed with this Modified Paragraph: [acquisition/saleModified Paragraph: ]Modified Paragraph: is dependent on professional advice from Modified Paragraph: a number ofModified Paragraph: sources and not just our comments alone. From a Building Surveyor’s viewpoint, we have no reason to caution you against proceeding with the transaction proposed, but you should do so having first considered carefully, and reflected on, all the comments in this report.

1. Modified Paragraph: Information Required / Additional Enquiries

Modified Paragraph: In addition to the documentation provided, Modified Paragraph: the table below summarizes the missing documentation:

|  |  |  |
| --- | --- | --- |
| Key |  |  |
| High Risk | Document required, or highly recommended, to complete the proposed purchase. | ⚫ |
| Medium Risk | Documents recommended to obtain for completeness as part of the transaction. | ⚫ |
| Low Risk | Useful documents to obtain as part of the transaction. | ⚫ |

Modified Paragraph: [Delete the provided Modified Paragraph: and the non-applicable Modified Paragraph: documents from the tableModified Paragraph: :Modified Paragraph: ]

|  |  |  |
| --- | --- | --- |
| Item | Information Required / Additional Enquiries | RAG Rating |
| **Construction and Urbanism** | Mass Plan of the property | ⚫ |
| Land Registry Title (*Extrait Cadastral Modèle 1*) | ⚫ |
| Cadastral Plan (*Plan Cadastrale*) | ⚫ |
| Measurements survey (*Relevé Géomètre-Expert*) | ⚫ |
| Building Permit Application including:   * Descriptive Notice * Security Notice * Accessibility Notice | ⚫ |
| Building permits (*Permis de Construire*):   * others | ⚫ |
| Declaration of completion (*Déclaration Attestant l’Achèvement et la Conformité des Travaux - DAACT*):   * Others | ⚫ |
| Conformity Certificate (*Certificats de conformité*):   * Others | ⚫ |
| **Compliance** | Periodical inspection reports for:   * Electrical Installations * Gas Installations * Fire Alarm System * Emergency lighting * Sprinkler system * Fire Hydrants * Fire Hose Reels * Extinguishers * Smoke Clearance * Dry Risers * Lighting Conductor * Lifts * Water Quality (Legionella) | ⚫ |
| Asbestos Report (*Dossier Technique Amiante- DTA*) | ⚫ |
| Accessibilité Audit | ⚫ |
| **Environmental documents** | Energy Performance Certificate (*Diagnostic de Performance Énergétique - DPE*) | ⚫ |
| ICPE permit (‘*Arrêté Préfectora*’ *ICPE*) | ⚫ |
| **Legal issues/documents** | The Final Report by Building Control (*Rapport Final de Contrôle Technique* *- RFCT*) | ⚫ |
| The Handover Certificate (*Procès-Verbaux de Réception de Travaux - PVRT*) | ⚫ |
| The Completion of Snagging Certificate (*Procès-Verbaux de Levée des Réserves - PVLR*) | ⚫ |
| The Decennial Insurance (Assurance *Dommage Ouvrage - DO*) | ⚫ |
| The As-Built File (*Dossier des Ouvrages Exécutés - DOE*). | ⚫ |
| The Building Maintenance Instructions (*Dossier des Intervention Ultérieur sur l’Ouvrage - DIUO*). | ⚫ |
| **Other documents** | Lease Contract (*Contrat de Bail*) | ⚫ |
|  | Termites Inspection report | ⚫ |
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1. Modified Paragraph: Document Information

**Modified Paragraph: Construction Document Information**

Modified Paragraph: Final Report by Building Control (RFCT)

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| Modified: The final report by building control (Rapport Final de Contrôle Technique – RFCT) is mandatory and the project developer has to appoint a building controller as stated by the article R 111-38 of the Code de la Construction et de l’Habitation (CCH). The building controller issues a summary of all his advice notes during the appointment period as well as those items that still remain open and not closed out. The report must be provided before handover of works.The report covers the following operations:L = the soundness and compliance of the works and the inseparable equipment (for example, foundations, frame, envelope and service connections to the property) [a minimum requirement] LP = the soundness and compliance of the works and the equipment (for example, foundations, frame, envelope, partitions, plus mechanical and electrical services) [alternative to “L” above] LE = the soundness of the existing structure [for extensions and refurbishments] STI = the security for occupiers of a building subject to the workplace regulations following completion (for example, fire precautions, the distribution, and this, automatic doors and mechanical services) [minimum requirement for buildings subject to the workplace regulations] SEI = the security for occupiers of a public access building (ERP) or high-rise buildings (IGH) following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for buildings subject to the public access or high-rise regulations] SH = the security for occupiers of a residential building following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for residential buildings] PS = the security for occupiers of the building and seismic zone [option for seismic zones] Hand = the accessibility of the building for disabled users [a minimum requirement] ENV = the risk of fire or explosion associated with the environmental regulations ICPE [to confirm compliance with the ICPE regulations] PV = concerns the testing/commissioning by the contractors before handover of the as built drawings [option]PHa = the acoustic insulation requirements for non-residential buildings [option]PHh = the acoustic insulation requirements for residential buildings [option]Th = the thermal insulation requirements [option]GTB = the building management system (GTB) [option]F = the performance of the plant and equipment [option]Av = the stability of the neighbouring works [option]HYSa = the health and hygiene in non-residential buildings (including ventilation, water, sanitary provisions, wastewater and rubbish) [option]HYSh = the health and hygiene in residential buildings (including ventilation, water, cemetery provisions, wastewater and rubbish) [option]CO = coordinating services that there is more than one technical inspector [option]Brd = the transport of strictures in the building [option]  *The report covers the following operations:*  *L = the soundness and compliance of the works and the inseparable equipment (for example, foundations, frame, envelope and service connections to the property) [a minimum requirement]*  *LP = the soundness and compliance of the works and the equipment (for example, foundations, frame, envelope, partitions, plus mechanical and electrical services) [alternative to “L” above]*  *LE = the soundness of the existing structure [for extensions and refurbishments]*  *STI = the security for occupiers of a building subject to the workplace regulations following completion (for example, fire precautions, the distribution, and this, automatic doors and mechanical services) [minimum requirement for buildings subject to the workplace regulations]*  *SEI = the security for occupiers of a public access building (ERP) or high-rise buildings (IGH) following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for buildings subject to the public access or high-rise regulations]*  *SH = the security for occupiers of a residential building following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for residential buildings]*  *PS = the security for occupiers of the building and seismic zone [option for seismic zones]*  *Hand = the accessibility of the building for disabled users [a minimum requirement]*  *ENV = the risk of fire or explosion associated with the environmental regulations ICPE [to confirm compliance with the ICPE regulations]*  *PV = concerns the testing/commissioning by the contractors before handover of the as built drawings [option]*  *PHa = the acoustic insulation requirements for non-residential buildings [option]*  *PHh = the acoustic insulation requirements for residential buildings [option]*  *Th = the thermal insulation requirements [option]*  *GTB = the building management system (GTB) [option]*  *F = the performance of the plant and equipment [option]*  *Av = the stability of the neighbouring works [option]*  *HYSa = the health and hygiene in non-residential buildings (including ventilation, water, sanitary provisions, wastewater and rubbish) [option]*  *HYSh = the health and hygiene in residential buildings (including ventilation, water, cemetery provisions, wastewater and rubbish) [option]*  *CO = coordinating services that there is more than one technical inspector [option]*  *Brd = the transport of strictures in the building [option]* |

Modified Paragraph: Decennial Insurance (DO)

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| *Recent construction works benefit from an initial defects period, Garantie de Parfait d’Achèvement (GPA), for a year following completion of the works. The benefit from this contractual guarantee should be assured in the sales contract for the property. In addition, the technical services installations will be covered for two years under the ‘Garantie de Bon Fonctionnement’, in accordance with the Construction Code.*  *In accordance with the French law it is compulsory to provide a Decennial Insurance (Dommage Ouvrage – DO) for all major works. This insurance covers works for the structure and envelope of the building against defects that affect the occupation and use of the building during the 10 years following completion. The owner of the property benefits from this cover and hence transfer is not required. Claims are made by informing the insurer of the defect and then an expert is appointed by the insurance company who makes a report with recommendations. Once this report is received the insurance company confirms if it will cover the claim.* |

Modified Paragraph: As-Built File (DOE)

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| *The As-Built file (Dossier des Ouvrages Exécutés – DOE) is a contractual document that is provided upon delivery of the site. The DOE is made up of the companies that carried out the works, it includes various types of documents designed to facilitate the understanding and management of the building.* |

Modified Paragraph: Building Maintenance Instructions (Health and Safety File) (DIUO)

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| *The Building Maintenance Instructions (Dossier d’Intervention Ultérieure sur l’Ouvrage – DIUO) became compulsory by the article L 4531 (L n° 93-1418 of 31 December 1993) and the decree R 4532-96 (D: n° 94-1159 of 26 December 1994). Hence, this document is mandatory for all works that have been undertaken after this decree.* |

**Modified Paragraph: Social Inclusion**

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| *The law of 11 February 2005 ‘Loi 2005-102’ established the principle of accessibility for disabled people to all premises and extended the definition of disability to include not only those that are wheelchair bound but those with impaired physical ability, sight and hearing. The construction code ‘Code de Construction et de l’habitation’ was updated accordingly and is applicable to building permits submitted from 1 January 2007 onwards. However, accessibly law for disabled people has been in existence since the law of 30 June 1975 ‘Loi 1975-534’, which required provisions for disabled people in ERP premises and work places with 20 or more employees.*  *The decree of 17 May 2006 ‘Décret 2006-555’ setout obligations on existing ERP premises to comply with the provisions in the construction code regarding accessibility for disabled people. Since 1 January 2015 it has been mandatory that all ERP premises class 1 to 4 are fully accessible, in accordance with the accessibility audit previously undertaken on the premises. This audit has been a legal obligation since 1 January 2011. ERP premises class 5 must address accessibility issues as part of any modifications and extensions to the premises. In addition, they should have made at least a part of their premises accessible by 1 January 2015 in order that they can provide all their services to disabled users. The accessible part of the premises must be located near the entrance.*  *The workplace regulations impose certain obligations regarding accessibility following decrees in 1984 and 1987. The regulations are as follows:*   * *Article R232-118: For the accessibility of the workplace for toilet facilities and restaurant facilities* * *Article R232-2-6: For accessible toilet facilities* * *Article L5212-2: For the obligation to employ 6% of the workforce in an organization with more than 20 staff* |

**Modified Paragraph: Asbestos Regulations**

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| *The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report (Dossier Technique Amiante – DTA) has been required for all buildings with a building permit delivered prior to 1st July 1997.* |

**Modified Paragraph: Environmental Protection Regulations (ICPE)**

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| *The environmental protection regulations ‘Installations Classées pour la Protection de l’Environment’ (ICPE) are regulations that apply to operations, equipment and products that may affect the environment. Warehouse declarations, registrations or authorisations are lodged with the Préfecture for the activities taking place within the building and the exploiters (tenant or sometimes landlord) are granted user permits. A declaration is the lowest level of permission with acknowledgement of receipt by the local authority for the submitted information constituting the permit to operate. Registrations and authorisations requires an operating permit, which must be updated if any significant changes occur. Class A and B warehouses must have the suitable ICPE approvals with the 1510 as a minimum for storage of combustible materials.* |

1. Modified Paragraph: Limitations
2. Modified Paragraph: Consultant’s Report 1
3. Modified Paragraph: Reinstatement Cost Assessment Report
4. Modified Paragraph: Capex Forecast

|  |  |
| --- | --- |
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