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| 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 |  |

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| Scope of Instructions |  |
| 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 |  |
| The interest in the subject property being acquired is a [e.g. freehold, co-ownership, etc.] interest arrangement. |  |
| Property Description |  |
| 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]’. |  |
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| Structural / Building Fabric Assessment |  |
| 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] |  |
| 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] |  |
| 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] |  |
| 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] |  |
| 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] |  |
| 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] |  |
| Building Services Installations Assessment |  |
| 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] |  |
| 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] |  |
| 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] |  |
| Assessment of Statutory Compliance |  |
| 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. |  |
| The building is subject to the ICPE regulations and the workplace regulations with regard to fire safety. |  |
| 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. |  |
| The tenant has a statutory responsibility for identifying and managing accessibility shortcomings in the building. |  |
| 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 |  |
| [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.] |  |
| 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 |  |
| 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)]. |  |
| [insert Summary of Capex budget (new design), modify dimension to 17.9cm x 9.3cm] | [insert Summary of Capex budget (new design), modify dimension to 17.9cm x 9.3cm] |
| Legal Issues |  |
| 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] |  |
| Documents |  |
| 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 |  |
| 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. |  |

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| Written by: |  |
| Checked by: |  |
| Issue date: |  |
| Revision date: |  |
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| Name | Specialism | Report at Appendix |
| Environmental consultancy | 4 | Services engineering |
| 5 | Reinstatement Cost Assessment | 6 |
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| 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). |

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

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|  | Measurement surveys (géomètre surveys)\* | Measurement surveys (géomètre surveys)\* | Measurement surveys (géomètre surveys)\* | 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 |  |  |  |  |  |  |

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| \* | 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. |

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

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

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

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| 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] |  |
| 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.] |  |
| 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. |  |

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|  | Substructure |  |
| Substructure |  |  |

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

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|  | Superstructure |  |
| Superstructure |  |  |

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| Assessment: [\*\*\* comment on condition of roofs only ] |  |
| Assessment: [\*\*\* comment on condition of roofs only of roof accessories (for example)] |  |
| Assessment: [\*\*\* comment on condition of rainwater goods] |  |
| 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).. |  |
| 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]). |  |

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| Assessment: \*\*\* comment on condition of cladding |  |
| Assessment: \*\*\* comment on condition of windows and doors |  |
| 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. |  |
| 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). |  |
| 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] |  |

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|  | Facade |  |
| Window unit |  |  |

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

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

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

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|  | Office interior |  |
| Interior |  |  |

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

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

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

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|  | Common parts |  |
| Common parts |  |  |

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

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

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| Assessment: The building has recently been completed and the services are in an as new condition. |  |
| Assessment: The building is only [say 2 to 5 years] years old and the services are in a good condition. |  |
| 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. |  |
| 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. |  |
| 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. |  |

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| Assessment: \*\*\* comment on adequacy of maintenance and repair. |  |
| 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. |  |

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| Assessment: \*\*\* comment on power supply. |  |
| Assessment: \*\*\* comment on condition only. |  |
| 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. |  |

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| Assessment: \*\*\* comment on quality of installation. |  |
| Assessment: \*\*\* comment on condition. |  |
| 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. |  |
| 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. |  |

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

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

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

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

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|  | Services installation |  |
| Services installation |  |  |

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| Assessment: [\*\*\*if necessary] |  |

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| Assessment: [\*\*\*if necessary] |  |

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| Assessment: [\*\*\*if necessary] |  |

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| Assessment: [\*\*\*if necessary] |  |

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| [State if the service charge clauses are standard or not] |  |

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| [Not any lease issues from section 2.8] |  |

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| Document | Author and date | Savills’ Comments | Risk Rating |
| Final Report by Building Control (Rapport Final de Contrôle Technique – RFCT) | 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) | 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), | 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.] |  |
| Decennial insurance ‘Assurance Dommage Ouvrage’ (DO) | Issued by [insert company name], and dated [date] (Policy N° [policy reference]) | [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 |  |
| As-Built File ‘Dossiers des Ouvrages Exécutés’ (DOE) | By [insert company name] dated [date] | [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. |  |
| Building Maintenance Instructions (Dossier d’Intervention Ultérieure sur l’Ouvrage – DIUO) | By [insert company name] dated [date] | [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.] |  |

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| [Text] |  |

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

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| [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. |  |

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

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| 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.)] |  |

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

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

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

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| 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. |  |

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

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

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

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

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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. |  |

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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. |  |

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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. |  |

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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. |  |

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| 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]. |  |

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| e.g. 1:500 “low risk” |  |

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

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| 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] |  |

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| Assessment: [Delete if not applicable] |  |

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| 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] |  |

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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 |  |

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

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

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

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| 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. |  |

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| [Text] |  |

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| 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. |  |

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| Item | Information Required / Additional Enquiries | RAG Rating |
| Construction and Urbanism | Mass Plan of the property |  |
| Construction and Urbanism | Land Registry Title (Extrait Cadastral Modèle 1) |  |
| Construction and Urbanism | Cadastral Plan (Plan Cadastrale) |  |
| Construction and Urbanism | Measurements survey (Relevé Géomètre-Expert) |  |
| Construction and Urbanism | Building Permit Application including: Descriptive Notice Security Notice Accessibility Notice |  |
| Construction and Urbanism | Building permits (Permis de Construire):   others |  |
| Construction and Urbanism | Declaration of completion (Déclaration Attestant l’Achèvement et la Conformité des Travaux - DAACT):  Others |  |
| Construction and Urbanism | 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) |  |
| Compliance | Asbestos Report (Dossier Technique Amiante- DTA) |  |
| Compliance | Accessibilité Audit |  |
| Environmental documents | Energy Performance Certificate (Diagnostic de Performance Énergétique - DPE) |  |
| Environmental documents | ICPE permit (‘Arrêté Préfectora’ ICPE) |  |
| Legal issues/documents | The Final Report by Building Control (Rapport Final de Contrôle Technique - RFCT) |  |
| Legal issues/documents | The Handover Certificate (Procès-Verbaux de Réception de Travaux - PVRT) |  |
| Legal issues/documents | The Completion of Snagging Certificate (Procès-Verbaux de Levée des Réserves - PVLR) |  |
| Legal issues/documents | The Decennial Insurance (Assurance Dommage Ouvrage - DO) |  |
| Legal issues/documents | The As-Built File (Dossier des Ouvrages Exécutés - DOE). |  |
| Legal issues/documents | 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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| 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] |

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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. |

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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. |

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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. |

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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 |

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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. |

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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. |

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