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| **Date:** | **Location (city / street):** | **Real estate registration number:** | **Conducting the analysis by:** |
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| **Year Built:** | **Property description:** |
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|  **ANALYZED ASPECT** |  **REQUIRED CATEGORY CONTROL** |  **CHECKED** |  **COMMENT** |
| ***ACCESS TO THE PLOT***  | * Public road access (and distance).
* Comparative analysis based on the provided existing plans (access roads, deliveries for construction, public zone - parking lots).
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| * Access to final utilities and distance.
 | [ ]  Yes [ ]  No [ ]  NA |  |
| * Access to utilities for construction purposes and distance.
 | [ ]  Yes [ ]  No [ ]  NA |  |
| * Potential collisions of exit / entry roads of the construction site with pedestrian footpaths / bicycle paths / off-site parking lots.
 | [ ]  Yes [ ]  No [ ]  NA |  |
| ***EXISTING BUILDINGS ON THE PLOT*** | * Description of the existing buildings (shown / not shown on the plans).
* Previous plans. Control of the previous buildings / sites in relation to the plans provided.
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| * The way the plot has been used so far (including industrial sites / fuel stations / warehouses, etc.).
* The stored chemical substances (other separators petroleum) found for example. In garages or other areas / objects). Available list and the Safety Data Sheet (MSDS)?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***EXISTING BUILDINGS******ON THE NEIGHBOR'S PLOT (IN COLLISION)*** | * Description of the existing buildings.
* The owners subject to analysis (information on the actions of previous owners, tenants, sharecroppers and their potential impact in the area of land / buildings subject to verification).
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| * The impact of the neighbor's buildings on the development of our plot, potential risks, e.g. chimney outlets, windows, etc.
 | [ ]  Tak [ ]  Nie [ ]  ND |  |
| ***EXTERNAL SORROUNDINGS*** | * Nuisances related to the external sorrounding (production halls, nearby public roads, traffic of vehicles in the vicinity, workshops, noise).
* Is there a high noise level from streetways, tram lines, etc., is there an acoustic survey needed at a later stage, what should be included in the valuation?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***NEIGHBORHOOD***  | * Are there housing communities, difficult neighborhoods, or are there entities with a high risk of appeals?
* Are there any complaints, requests or complaints from neighbors to state institutions (lawsuits, legal procedures).
 | [ ] Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***GROUNDS*** | * Terrain topography - specific terrain conditions.
* If the area is not a protected area (e.g. a nature reserve)?
* Were any activities carried out within the land requiring a license from the authorities?
* Information on the actions of previous owners, tenants, sharecroppers, and their possible impact on the environment in the area of land subject to verification.
* Was the area used for the storage of hazardous materials?
* Possibility of spreading stored pollution on the plot?
* Soil conditions. Are there difficult geotechnical conditions?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| Watercourses / ground marshy* Activities carried out (e.g. regulation of the natural river bed).
* Water tanks. Where they are discharged sanitary sewage and rain?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| * Geological / geotechnical surveys / whether they were commissioned, whether there were enough holes and their depth.
* Post war areas / is necessary sapper supervision?
* Post-mining areas. Have you analyzed the risk of earthquakes in such areas?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  ND |  |
| ***REMEDIATION OF LAND /***  ***AND HAZARDOUS MATERIALS*** | * Have there been carried out with the competent authorities arrangements as to whether there are any orders or permits relating to ongoing or past environmental hazardous activities.
* The site requires visual inspection in terms of its intended use. Records of environmentally hazardous activities required (storage of hazardous materials, soil contamination, landfills or other waste, etc.)
* Ground contamination testing - is was commissioned?
* Is the area classified as hazardous to the environment?
* Does the laboratory performing soil sampling and analysis have PCA (Polish Center for Accreditation) accreditation for compliance with the PN-EN ISO / IEC 17025: 2018-02 standard?
* Is it laboratory has only PCA accreditation for compliance with the PN-EN ISO / EIC 17025: 2015 standard?
* How will be waste removed from the area?
* Can the waste be used at a later stage? If so, how?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***GREENERY*** | * State of the woodlots on the plot, is there stocktaking?
* Monuments of nature, trees and species under protection (Including Local Development Plan).
* Tree felling (number, species).
* Is dendrological supervision and a necessary compensatory plantings plan?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***DEMOLITIONS*** | * Cubature buildings, surfaces, system?
* Are there asbestos, PCBs (contact plates), radiating elements, heavy metals and other hazardous substances / materials among the hazardous materials?
 | [ ]  Yes [ ]  No [ ]  NA[ ]  Yes [ ]  No [ ]  NA |  |
| ***COLLISIONS***  | * Overhead system running through the plot, power poles, heat pipeline above the ground on the plot or in the immediate vicinity
 | [ ]  Yes [ ]  No [ ]  NA |  |
| * Identifiable spacers underground system - is there a map with existing networks, type of spacers, obstructions, etc.
 | [ ]  Yes [ ]  No [ ]  NA |  |
| ***OTHER CHARACTERISTICS TO CONSIDER***  | * Is the area under archaeological, conservation, sapper or dendrological supervision?
 | [ ]  Yes [ ]  No [ ]  NA |  |

***Action plan***

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| **FURTHER ACTIONS****(COMMISSION RECOMMENDATIONS)**  | **TIME LIMIT FOR COMPLETION**  | **PERSON RESPONSIBLE** |
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| ***Signatures of committee members*** |

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| AMpurchasing department  | DMarchitect  | PMrealization  | Representative valuation department  | SMsales department  | EHS Manager |
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| ……………………… | ……………………… | ……………………… | ……………………… | ……………………… | ……………………… |