



Building Diagnostics
& Property Science

Phase I Environmental Site Assessments



www.bldgdiagnostics.com

What is a Phase I Environmental Site Assessment?

A Phase I Environmental Site Assessment (ESA) is most commonly conducted in connection with a planned transaction of a commercial property, either developed or vacant. Building Diagnostics & Property Science (BD&PS) performs a Phase I ESA in accordance with the requirements set forth in the Environmental Protection Agency (EPA) requirements for All Appropriate Inquiries (AAI) and the ASTM E 1527-05 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*. The intent of a Phase I ESA is to provide due diligence for purchasers, in order to avoid liability with respect to contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. Collectively, BD&PS has many years of experience conducting Phase I ESAs. Let us help you with your due diligence needs.

Phase I ESA Scope of Services

A BD&PS Phase I ESA follows the ASTM E 1527-05 standard and the EPA's AAI Rule. Our Phase I ESA report includes the following components:

- 1. Review of Public Records:** Obtain and review reasonably ascertainable and practically reviewable public records for current and past activities and environmental features of the site and surrounding area which may indicate the presence of *recognized environmental conditions* (RECs) in connection with the subject property.
- 2. Site Reconnaissance:** Visual observations of the site (including all accessible interior and exterior spaces) and surrounding properties to obtain information indicating the likelihood of identifying RECs in connection with the subject property.
- 3. Interviews:** Interviews with past and present owners, occupants, and others to obtain information indicating RECs in connection with the subject property.
- 4. Report:** Upon completion of the three components listed above, BD&PS will provide a written report that documents the findings, opinions, and conclusions. The report will reflect our evaluation of the subject property and may be used by the client in completing the planned property transaction.

The BD&PS Difference

BD&PS has many years of experience conducting environmental site assessments. We understand that time is money when concluding a real estate transaction, that is why we deliver your assessment based on your schedule, not ours.

In accordance with EPA's AAI Rule, our Phase I ESAs are performed by certified Environmental Professionals who have at least five years experience conducting environmental site assessments. We provide you with a concise document that gives you the information you need to make an informed decision in regards to potential environmental liability.

BD&PS pricing reflects a value of the service, not a value of the need. We understand budgets are tight in today's volatile real estate market. Since we are efficient from years of experience, we provide a better assessment than our competitors at a lower fee. Please let us help you with your due diligence needs today!





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Phase II Environmental Site Assessments

Often, Phase I Environmental Site Assessments (ESA) uncover environmental issues that must be more fully investigated before a determination can be made regarding the environmental well-being of a property. These situations sometimes require a Phase II ESA where soil and/or groundwater samples are often collected.

What is a Phase II Environmental Site Assessment?

The objective of a Phase II ESA is to determine if contamination is present at a site and if present, evaluate the nature and extent of the contamination and to assess the significance of the contamination relative to established threshold levels or some other risk-based criteria. The assessment involves working within established regulatory agency guidelines for sampling and reporting.

Typical components of a Phase II ESA include:

- Soil, Groundwater, and Surface Water testing and analysis
- Buried Drum and Tank detection and location
- Contamination determination and delineation
- Groundwater monitoring well installation
- Laboratory testing
- Environmental Services reporting

The levels of contamination detected are initially compared to published action levels and preliminary screening levels. If the levels of contaminants can be demonstrated to be below these general cleanup standards, remediation would most likely not be required. If the levels are above the general cleanup levels or there are no listed standards for a specific contaminant, then risk-based analysis can be conducted to further evaluate the significance of the contamination levels. Risk-based cleanup levels can be applied to a site that incorporates site specific conditions and establishes cleanup objectives.

The BD&PS Difference

In addition to providing Phase I & II Environmental Site Assessments BD&PS provides efficient, safe and cost effective remediation of hazardous and nonhazardous materials. We can provide our clients with various remediation service levels, from consulting and project management of the owner's remediation contractor to complete turnkey remediation projects where we take care of the details.

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