



# Evaluating Environmental Risk



## WHAT IS A PHASE I ESA?

The Phase I Environmental Site Assessment (ESA) is a multi-faceted assessment of a property that provides a comprehensive evaluation of the environmental concerns and is most often used at the time of a real estate transaction.

Envirologic performs each Phase I ESA in accordance with a nationally recognized standard developed by the American Society for Testing and Materials and the U.S. EPA requirements for "All Appropriate Inquiry."

## PHASE I ESA SCOPE

### ADMINISTRATIVE REVIEW

- Review of site ownership and use history.
- Review of publicly available file information.
- Review of historical information sources regarding the site.
- Review of property owner/key site contacts.
- Environmental evaluation of nearby properties.

### THOROUGH SITE INSPECTION

- Visual observation of interior and exterior portions of the property.
- Inspection of processes, wastes, utility connections, chemical storage, and use, etc.
- Observation of adjacent properties.
- Project report.

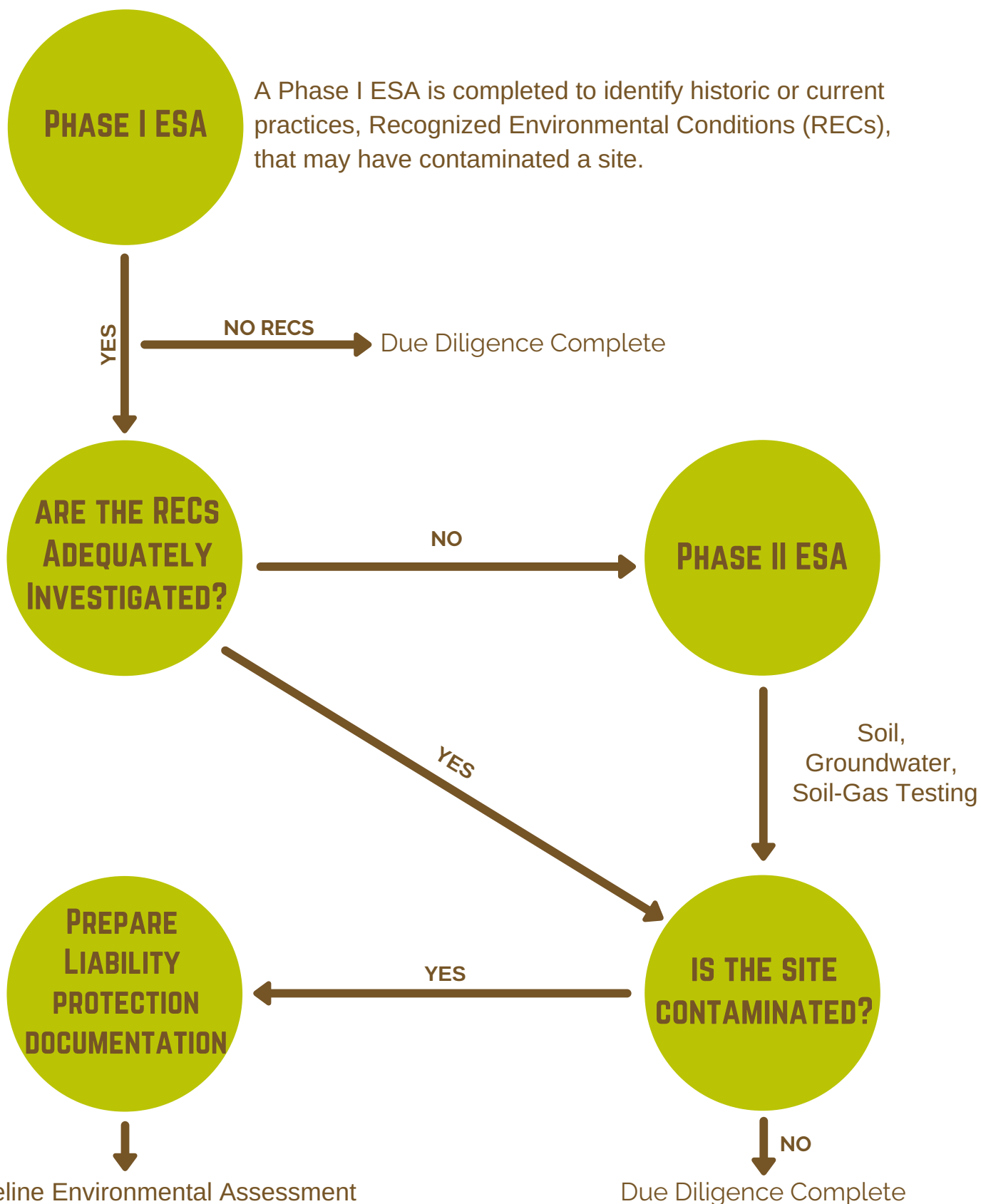
### ADDITIONAL INSPECTION OPTIONS

- Asbestos and Lead-based Paint
- Mold and Radon
- Wetland Surveys
- These and other items could be included at the client's request





# Due Diligence Flowchart



- Baseline Environmental Assessment
- Disclosure to State
- Due Care Evaluations
- Notifications, if Required