

Phase 1 Environmental Site Assessment Checklist



Phase 1 Environmental Site Assessment Checklist

For all sites undergoing Full Property Remediation and L2 sites undergoing Limited Remediation

Print
Clear Form

Site File #

Instructions for completing this checklist

- ☐ All relevant documents for the Phase 1 Environmental Site Assessment Checklist must be completed in entirety and all must accompany the Phase 1 Environmental Site Assessment (ESA) Report
- ☐ No changes to the Phase 1 ESA Checklist are allowed
- ☐ Changes to this form to get required from the attending Site Professional and the Responsible Party, Site Owner or Data Approval Agent
- ☐ All regulatory protocols must be followed and all the said entities must have all documents filed separately. Once the initial property is inspected third party property is identified by the check box below. All subsequent consultation on this is to be filed on site
- ☐ Forms/Checklists must be complete prior to filing with the Minister

1 - Site Location and Contact Information

Site owner and details provided on this form are applicable to: ☐ Source Property ☒ Impacted Third Party Property

Current Site Owner

Contact Information	Phone
Site Address	Fax
City	City
Postal/Zip Code	Postal Code
Mailing Address	Emp
Address	Postal Code

Approved Agent of Interest or Consultant

Contact Information	Phone
Site Address	Fax
City	City
Postal/Zip Code	Postal Code

Site Professional

Contact Information	Phone
Site Address	Fax
City	City
Postal/Zip Code	Postal Code

2 - Site Assessment Requirements

Site Assessment Requirements

Explain the following operation has been submitted to the Department, indicate Report and Page Number where information is documented. The Site Professional must ensure all work has been completed in accordance with PMO-100, Phase 1 environmental site assessment	Assessing Information provided	Reference Document	Page Number
Explain the following operation has been submitted to the Department, indicate Report and Page Number where information is documented. The Site Professional must ensure all work has been completed in accordance with PMO-100, Phase 1 environmental site assessment	Yes	Section	Page Number
Relevant Review			
All available records related to known or possible contamination of the property must be obtained, reviewed and reported, from the first available document used to the conclusion of the Phase 1 ESA, including the following:			
1. Owner names and dates of ownership for the property based on a search of the property that corresponds with the dates of the first developed location of the property	<input type="checkbox"/>		
2. Any operators, lessees, or tenants of the property owner, and a description of any operations at use of the property	<input type="checkbox"/>		
3. Actual photographs that illustrate as much as possible the period from the study area's first development up to the time of the Phase 1 ESA	<input type="checkbox"/>		
4. Site and building plans of past and existing property use, including fire insurance records, municipal land use plans, and any other information that may be available from local data archival sources	<input type="checkbox"/>		

Document ID: PMO-100

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Revision 2/16/16

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT CHECKLIST IS A CRITICAL TOOL USED IN THE REAL ESTATE AND ENVIRONMENTAL SECTORS TO EVALUATE POTENTIAL ENVIRONMENTAL CONTAMINATION ON A PROPERTY. THIS ASSESSMENT IS ESSENTIAL FOR BUYERS, SELLERS, AND LENDERS, AS IT HELPS IDENTIFY ANY ENVIRONMENTAL LIABILITIES THAT COULD IMPACT PROPERTY VALUE AND SAFETY. THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) IS GENERALLY THE FIRST STEP IN AN ENVIRONMENTAL DUE DILIGENCE PROCESS AND INVOLVES A SYSTEMATIC EXAMINATION OF THE PROPERTY AND ITS SURROUNDINGS. THIS ARTICLE WILL DELVE INTO THE KEY COMPONENTS OF A PHASE 1 ESA CHECKLIST, OUTLINING ITS IMPORTANCE, METHODOLOGY, AND THE SPECIFIC ELEMENTS THAT SHOULD BE INCLUDED.

UNDERSTANDING PHASE 1 ENVIRONMENTAL SITE ASSESSMENTS

PHASE 1 ENVIRONMENTAL SITE ASSESSMENTS ARE CONDUCTED TO IDENTIFY POTENTIAL OR EXISTING ENVIRONMENTAL CONTAMINATION LIABILITIES ON A PROPERTY. THIS ASSESSMENT TYPICALLY FOLLOWS THE GUIDELINES SET FORTH BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), SPECIFICALLY ASTM E1527-13, WHICH PROVIDES A FRAMEWORK FOR IDENTIFYING AND EVALUATING ENVIRONMENTAL CONCERNS.

PURPOSE OF PHASE 1 ESA

THE MAIN PURPOSES OF CONDUCTING A PHASE 1 ESA INCLUDE:

1. IDENTIFYING POTENTIAL CONTAMINANTS: ASSESSING THE POTENTIAL FOR HAZARDOUS MATERIALS OR CONTAMINANTS ON THE PROPERTY.
2. UNDERSTANDING HISTORICAL USES: EVALUATING THE HISTORICAL USES OF THE PROPERTY AND ADJACENT PROPERTIES THAT MAY HAVE CONTRIBUTED TO CONTAMINATION.

3. REDUCING LIABILITY RISK: PROVIDING A DEFENSE AGAINST LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA).
4. SUPPORTING FINANCING AND INVESTMENT DECISIONS: HELPING STAKEHOLDERS MAKE INFORMED DECISIONS REGARDING THE PURCHASE, SALE, OR DEVELOPMENT OF THE PROPERTY.

COMPONENTS OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT CHECKLIST

TO CONDUCT A THOROUGH PHASE 1 ESA, THE FOLLOWING COMPONENTS ARE TYPICALLY INCLUDED IN THE CHECKLIST:

1. PROPERTY INFORMATION

- PROPERTY ADDRESS: FULL ADDRESS OF THE SUBJECT PROPERTY.
- LEGAL DESCRIPTION: DETAILED LEGAL DESCRIPTION OF THE PROPERTY INCLUDING PARCEL NUMBERS.
- CURRENT OWNER INFORMATION: NAME AND CONTACT DETAILS OF THE CURRENT PROPERTY OWNER.
- CURRENT USE OF PROPERTY: DESCRIPTION OF HOW THE PROPERTY IS CURRENTLY BEING USED (COMMERCIAL, RESIDENTIAL, INDUSTRIAL, ETC.).
- SURROUNDING PROPERTIES: INFORMATION ABOUT ADJACENT PROPERTIES, INCLUDING THEIR CURRENT USE AND ANY KNOWN ENVIRONMENTAL ISSUES.

2. SITE INSPECTION

A PHYSICAL INSPECTION OF THE PROPERTY IS A CRITICAL COMPONENT OF THE PHASE 1 ESA. DURING THIS INSPECTION, THE FOLLOWING ELEMENTS SHOULD BE EVALUATED:

- VISUAL INSPECTION: LOOK FOR SIGNS OF CONTAMINATION SUCH AS STAINED SOIL, DISTRESSED VEGETATION, OR UNUSUAL ODORS.
- STRUCTURES AND IMPROVEMENTS: ASSESS THE CONDITION OF BUILDINGS, STORAGE TANKS, AND OTHER STRUCTURES ON THE PROPERTY.
- HAZARDOUS MATERIALS STORAGE: IDENTIFY ANY AREAS WHERE HAZARDOUS MATERIALS ARE STORED OR USED, SUCH AS CHEMICAL TANKS, WASTE STORAGE AREAS, OR MAINTENANCE FACILITIES.
- GROUNDWATER AND SURFACE WATER: EVALUATE THE PROXIMITY OF WATER BODIES AND ASSESS POTENTIAL CONTAMINATION RISKS.

3. HISTORICAL RESEARCH

HISTORICAL RESEARCH IS ESSENTIAL TO UNDERSTANDING THE PROPERTY'S PAST AND IDENTIFYING POTENTIAL CONTAMINATION SOURCES. KEY STEPS INCLUDE:

- HISTORICAL USE REVIEW: INVESTIGATE HISTORICAL RECORDS TO DETERMINE PAST USES OF THE SITE AND SURROUNDING PROPERTIES. THIS CAN INCLUDE:
 - SANBORN FIRE INSURANCE MAPS
 - CITY DIRECTORIES
 - HISTORICAL AERIAL PHOTOGRAPHS
- REGULATORY DATABASE REVIEW: CHECK LOCAL, STATE, AND FEDERAL DATABASES FOR ENVIRONMENTAL RECORDS RELATED TO THE PROPERTY, INCLUDING:
 - SUPERFUND SITES
 - LEAKING UNDERGROUND STORAGE TANKS (LUST)
 - WASTE DISPOSAL SITES
- INTERVIEWS: CONDUCT INTERVIEWS WITH PREVIOUS OWNERS, OCCUPANTS, AND LOCAL GOVERNMENT OFFICIALS TO GATHER INFORMATION ABOUT PAST ACTIVITIES AND ENVIRONMENTAL CONCERNS.

4. REGULATORY REVIEW

UNDERSTANDING LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS IS CRITICAL DURING A PHASE 1 ESA. KEY ELEMENTS TO REVIEW INCLUDE:

- COMPLIANCE HISTORY: INVESTIGATE IF THE PROPERTY HAS ANY HISTORY OF NON-COMPLIANCE WITH ENVIRONMENTAL REGULATIONS.
- PERMITTING: REVIEW ANY EXISTING ENVIRONMENTAL PERMITS RELATED TO THE PROPERTY.
- CONTAMINATION REPORTS: LOOK FOR ANY EXISTING REPORTS OF CONTAMINATION OR ENVIRONMENTAL ASSESSMENTS CONDUCTED ON THE PROPERTY.

5. EVALUATION OF FINDINGS

AFTER GATHERING DATA THROUGH INSPECTIONS AND RESEARCH, THE NEXT STEP IS TO EVALUATE THE FINDINGS:

- IDENTIFY RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs): DETERMINE IF THERE ARE ANY CONDITIONS THAT INDICATE THE PRESENCE OF HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS.
- ASSESS ENVIRONMENTAL LIABILITIES: EVALUATE THE POTENTIAL RISK AND LIABILITY ASSOCIATED WITH IDENTIFIED RECs.
- RECOMMENDATIONS: PROVIDE RECOMMENDATIONS FOR FURTHER INVESTIGATION OR REMEDIATION IF NECESSARY.

COMMON ISSUES IDENTIFIED IN PHASE 1 ESAs

WHILE EACH PHASE 1 ESA IS UNIQUE, CERTAIN ISSUES FREQUENTLY ARISE DURING ASSESSMENTS. COMMON FINDINGS MAY INCLUDE:

- UNDERGROUND STORAGE TANKS: ABANDONED OR LEAKING TANKS THAT CAN LEAD TO SOIL AND GROUNDWATER CONTAMINATION.
- WASTE DISPOSAL SITES: EVIDENCE OF IMPROPER WASTE DISPOSAL THAT COULD POSE ENVIRONMENTAL RISKS.
- HISTORICAL INDUSTRIAL ACTIVITIES: SITES PREVIOUSLY USED FOR MANUFACTURING OR PROCESSING THAT MAY HAVE LEFT BEHIND HAZARDOUS MATERIALS.
- CONTAMINATED ADJACENT PROPERTIES: PROPERTIES NEARBY THAT ARE KNOWN TO BE CONTAMINATED, WHICH MAY IMPACT THE SUBJECT PROPERTY'S ENVIRONMENT.

CONCLUSION

THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT CHECKLIST IS AN INDISPENSABLE TOOL FOR IDENTIFYING POTENTIAL ENVIRONMENTAL RISKS ASSOCIATED WITH A PROPERTY. BY SYSTEMATICALLY EXAMINING PROPERTY DETAILS, HISTORICAL USAGE, REGULATORY COMPLIANCE, AND CONDUCTING THOROUGH SITE INSPECTIONS, STAKEHOLDERS CAN MAKE INFORMED DECISIONS REGARDING REAL ESTATE TRANSACTIONS. UNDERSTANDING THE IMPORTANCE OF A PHASE 1 ESA NOT ONLY AIDS IN MITIGATING FINANCIAL RISKS BUT ALSO PLAYS A VITAL ROLE IN ENVIRONMENTAL STEWARDSHIP AND PUBLIC HEALTH. AS ENVIRONMENTAL REGULATIONS CONTINUE TO EVOLVE, MAINTAINING A PROACTIVE APPROACH TO ENVIRONMENTAL DUE DILIGENCE WILL REMAIN ESSENTIAL FOR PROPERTY OWNERS, DEVELOPERS, AND INVESTORS ALIKE.

BY ADHERING TO THE COMPREHENSIVE CHECKLIST OUTLINED ABOVE, INDIVIDUALS AND ORGANIZATIONS CAN EFFECTIVELY NAVIGATE THE COMPLEXITIES OF ENVIRONMENTAL ASSESSMENTS AND ENSURE THAT THEY ARE WELL-INFORMED ABOUT THE PROPERTIES THEY ARE INVOLVED WITH.

FREQUENTLY ASKED QUESTIONS

WHAT IS THE PRIMARY PURPOSE OF A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA)?

THE PRIMARY PURPOSE OF A PHASE 1 ESA IS TO IDENTIFY POTENTIAL ENVIRONMENTAL CONTAMINATION AND ASSESS THE ENVIRONMENTAL CONDITION OF A PROPERTY, TYPICALLY PRIOR TO A REAL ESTATE TRANSACTION.

WHAT KEY ELEMENTS ARE INCLUDED IN A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT CHECKLIST?

KEY ELEMENTS TYPICALLY INCLUDE A REVIEW OF HISTORICAL LAND USE, SITE INSPECTION, INTERVIEWS WITH CURRENT AND PAST OWNERS, AND A REVIEW OF REGULATORY RECORDS TO IDENTIFY POTENTIAL ENVIRONMENTAL RISKS.

HOW LONG DOES IT TYPICALLY TAKE TO COMPLETE A PHASE 1 ESA?

THE DURATION FOR COMPLETING A PHASE 1 ESA CAN VARY BUT GENERALLY TAKES BETWEEN 2 TO 4 WEEKS, DEPENDING ON THE COMPLEXITY OF THE SITE AND AVAILABILITY OF DATA.

WHO SHOULD CONDUCT A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT?

A PHASE 1 ESA SHOULD BE CONDUCTED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL WITH EXPERIENCE IN ENVIRONMENTAL ASSESSMENTS, OFTEN WITH CERTIFICATIONS LIKE ASTM OR EPA QUALIFICATIONS.

WHAT ARE THE POTENTIAL CONSEQUENCES OF NOT CONDUCTING A PHASE 1 ESA BEFORE PURCHASING A PROPERTY?

NOT CONDUCTING A PHASE 1 ESA CAN RESULT IN UNFORESEEN ENVIRONMENTAL LIABILITIES, FINANCIAL LOSSES DUE TO REMEDIATION COSTS, AND LEGAL ISSUES RELATED TO ENVIRONMENTAL CONTAMINATION.

Find other PDF article:

<https://soc.up.edu.ph/12-quote/pdf?docid=qtS17-3319&title=chemistry-matter-and-change-answer-key.pdf>

Phase 1 Environmental Site Assessment Checklist

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"Explore our comprehensive Phase 1 Environmental Site Assessment checklist. Ensure compliance and protect your investment. Learn more about key steps today!"

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