

Phase I & Phase II ESA

A **Phase I Environmental Site Assessment (ESA)** is a visual assessment of a site, typically commercial, industrial, agricultural land types, in order to determine if there any Recognized Environmental Conditions (REC) in connection with the property. A REC is defined by the American Society for Testing and Materials: Standard Practice For Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) as the “...presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Landmark Science & Engineering can also complete ASTM defined ‘non-scope’ services (i.e. radon, wetlands, asbestos containing material surveys, etc.) upon the client’s request.

An ESA is typically performed as part of a purchaser’s due diligence period when acquiring new properties. ESAs are also completed when property is used for collateral or undergoing refinancing. They are often required by a lender in order to determine the environmental liability of the property in order to identify environmental issues that may prevent the purchaser. The Phase I ESA includes a site visit; a review of previous reports; a review of available historical documents (e.g. aerial photographs, topographic and Sanborn Fire Insurance maps); a review of all site records from federal, state and local agencies; a Federal, State, and Tribal environmental database search; an environmental lien search; a vapor encroachment screening; and interviews with persons familiar with the property.

A **Phase II Environmental Site Assessment** is performed as a follow-up to a Phase I in the event that RECs and/or environmental issues are found on the site that needs further investigation. ASTM does have a standard for conducting a Phase II, however, but the types of investigations can vary widely. Depending upon the identified environmental issue, the type of investigations can include asbestos sampling, lead paint sampling, soil sampling, soil-gas sampling, and groundwater sampling.

