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229 Tewksbury Ave., Pt. Richmond, CA 94801
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Phase I Environmental Assessments



Phase I Environmental Assessments are performed for a variety of reasons:

- Due diligence for all appropriate inquiries for a real estate property transfer;
- Use by a building owner to verify conditions at the beginning of a lease term;
- Use by a tenant at the end of a lease term to verify environmental compliance and site conditions;
- Evaluation of corporate environmental liabilities for stock valuations;
- Confirm environmental impact migration from adjacent or nearby sites; and



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- Third-party review of environmental operations and business practices.

Clearwater has been performing expedited Phase I Environmental Assessments since 1990 to identify recognized environmental conditions on real property. Most reports meet the ASTM International E1527-13 standard published November 6, 2013 for due diligence.

Who needs a Phase I Environmental Assessment?

- Buyers of real property;
- Seller of real property who don't want sale delays or last minute surprises;
- Public companies to verify environmental liabilities;
- Banks, lenders, and credit unions.

Clearwater works with other lenders, including major banks, credit unions and due diligence for loans from the Small Business Administration, or meeting requirements of Fannie Mae, and Freddie Mac.

SCOPE OF WORK

A Typical Phase I Environmental Site Assessment Report Scope includes:

Site Visit

- Inspection of the Site;
- Catalog the Presence of Hazardous Materials;
- Catalog the Presence of Petroleum Fuel, Lubricant and Other Products;
- Visually identify likely PCBs, asbestos, lead paint, formaldehyde, etc.; and
- Perform vicinity inspection.



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Historical Research

- Historical Aerial Photographs;
- Polk Reverse Street Directories;
- Building Permits;
- Planning Records and Zoning;
- Topographical Maps;
- Sanborn Fire Insurance Maps;
- Department of Oil and Gas Maps;
- Landfill, Service Station, Dry Cleaner, Factory identification;
- Mining Maps and Mineral Leases; and
- Title Information, as available.

Geology and Hydrogeology

- Soil Type;
- Topography and Elevation;
- Geological Setting; and
- Groundwater Depth.

Regulatory Status

- Fire Department Files;
- County or City Hazardous Materials Business Plan;
- Environmental Violations and Compliance; and



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- State and Federal Database Review.

Interviews with Knowledgeable Persons

- Interview of Tenants and Owners; and
- Interview State and Local Regulators.

Document Review

- Review Reports and Files Provided by Others.

Report Preparation

- Prepare report stamped by Professional Geologist (PG) with Recognized Environmental Conditions (RECs)

Recognized Environmental Conditions

If a Phase I Environmental Site Assessment identifies recognized environmental conditions and potential sources of contamination of the site by hazardous materials, a Phase II Subsurface Investigation may be conducted. The Phase II Subsurface Investigation includes sampling and laboratory analysis to confirm the presence of hazardous materials. Some of the tests that may be performed include:

- Surficial soil and water samples
- Subsurface Investigation, sometimes called a Phase II Environmental Assessment with subsurface soil borings;
- Groundwater monitoring well installation, sampling, and analysis;
- Container inventory and drum sampling ;
- Sampling of floor drains and catch basins;



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- Electrical Transformer and capacitor sampling for Polychlorinated Biphenyls (PCBs);
- Geophysical testing with ground penetrating radar (GPR) or magnetic/induction tools to locate buried tanks and drums; and
- Verifying the presence of underground storage tanks.

Other Services

Sometimes a Phase I Environmental Assessment is not needed. Frequently a Phase I Environmental Assessment has been performed, so an update is needed. Another service is a site inspection as a stand-alone service to see if a Phase I Environmental Assessment is appropriate. A desk study review is a professional evaluation of the environmental database search files, the historic aerial photographs and documents provided by the owner.

- Site Inspection Project
- Desk Study Review

Optional Services

Sometimes optional services are requested, which include asbestos, lead paint, and PCB sampling and indoor air quality sampling related to possible toxic building materials such as formaldehyde or vapor intrusion.