

Environmental Report

An environmental report, also called an environmental site assessment (ESA), is an inspection of the physical and environmental condition of a real estate holding. It aims to identify the underlying environmental contamination of the property that may pose a human health risk to potential property occupants

What is a Environmental Report?

An environmental report, also called an environmental site assessment (ESA), is an inspection of the physical and environmental condition of a real estate holding. It aims to identify the underlying environmental contamination of the property that may pose a human health risk to potential property occupants

Purpose:

The purpose of these documents is to analyze and disclose a project's potential effects on the natural and human environment and identify mitigation measures and alternatives to avoid significant effects.

Our Services

Traditional Loan Programs

- VA Program
- USDA Programs
- FHA Programs
- Traditional Programs

Bridge Loan Programs

- Fix and Flip
- Cashout Refinance
- Rate and Term Refinance
- Purchase

Commercial Loan Programs

- Fix and Flip
- Purchase
- Cashout Refinance
- Rate and Term Refinance

SBA Loan Programs

- SBA - 7A
- SBA - 504

Phase I Environmental Site Assessment

What is it?

Commonly referred to as an ESA, or Phase I ESA, is completed to research the current and historical uses of a property as part of a commercial real estate transaction

Purpose:

The intent of the report is to assess if current or historical property uses have impacted the soil or groundwater beneath the property and could pose a threat to the environment and/or human health.

Can be completed on all types of properties including vacant land, agricultural, multi-family residential, commercial, and industrial uses

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Phase I Environmental Site Assessment

Phase I ESA typically includes:

- A site visit to observe current and past conditions and uses of the property and adjacent properties;
- A review of federal, state, tribal, and local regulatory databases including, but not limited to, underground storage tanks (USTs), aboveground storage tanks (ASTs), known or suspected release cases, the storage of hazardous substances and disposal of hazardous wastes including petroleum products, and institutional and engineering controls;
- A review of historical records, such as historical aerial photographs, fire insurance maps (Sanborn maps), historical city directories, and historical topographic maps;

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Phase I Environmental Site Assessment

Phase I ESA typically includes:

- A review of state and local agency records, including but not limited to state environmental agencies, Building Departments, Fire Departments, and Health Departments.
- Interviews with current and past property owners, operators, and occupants, or others familiar with the property.

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Phase I Environmental Site Assessment

Phase I ESA typically includes:

- Interviews with the Report User for title or judicial records for environmental liens and activity and use limitations (AULs); specialized knowledge or experience; actual knowledge; commonly known or reasonably ascertainable information; the reason for a significantly lower purchase price; and the reason for the preparation of the Phase I ESA. It is the Users responsibility to provide this information to qualify for the innocent landowner defense.
- A discussion of observed suspect asbestos-containing materials (ACM), potential lead-based paint (LBP), and mold growth, as well as the potential for lead in drinking water and radon.

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