

Geotechnology's Environmental Services

- Start with 4 simple questions:
 1. Are you buying the property?
 2. Has a Phase I ESA been conducted?
 3. Will structures be demolished?
 4. Will streams or wetlands be affected?
- **Phase I ESAs** are required for most properties where a bank is involved. Phase I's identify the presence or absence of recognized environmental conditions (REC) through research and site reconnaissance. RECs are defined as the presence or likely presence of petroleum hydrocarbons or hazardous materials in soil or groundwater.



- **Phase II Sampling and Testing** may be recommended to assess an REC. Soil and groundwater samples are collected and analyzed based on a known or suspected source. Known impacted materials can be better handled and managed during construction.
- **Asbestos surveys** are required prior to demolition or renovation activities. Surveys are required to be conducted by trained and licensed inspectors. Note: there is no "sunshine" date or phase-out period for asbestos.
- **Lead-based paint surveys** are required prior to renovation or manual demolition. Surveys are required to be conducted by trained and licensed inspectors. Note: concrete with heavy metals-based paint should not be used as fill.
- **Wetlands and waters of the US** include wetlands, streams, ponds and springs. Alteration or disturbance may require state and federal permitting.
- Environmental services are often conducted before a property transaction or before construction begins. Environmental issues can delay a project or stop it entirely, so it is better to address environmental concerns up front.
- Contact us for more information or just to ask a free question:

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