



ENVIRONMENTAL SERVICES

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## Environmental Due Diligence for Financial Institutions & Real Property Transfer

*EcoTec, LLC Environmental Services provides the highest level of professionalism and expertise when partnering with financial institutions to complete Environmental Due Diligence services. Our staff of licensed Engineers, Qualified Environmental Professionals and Environmental Scientists can complete your due diligence in a thorough and cost-effective manner.*

### Our Due Diligence Services include:

#### **Environmental Database Review**

Conduct review of relevant Federal, State and Local database pursuant to environmental activities. Such reviews are precursors to determine if a property may have exposure to liability under CERCLA.

#### **Transaction Screening**

Limited Due Diligence survey includes a Database Review with User and Property Owner Questionnaire which conforms to ASTM E1528 Standard. This practice is intended primarily as a commercially prudent or reasonable approach to conducting an inquiry designed to identify *potential environmental concerns* in connection with a property.



#### **Phase I Environmental Site Assessments**

The Gold Standard of Environmental Due Diligence is the Phase I ESA. The purpose of the Phase I ESA is to identify *Recognized Environmental Conditions* associated with commercial real estate transactions.

EcoTec conducts Phase I Environmental Site Assessments in accordance applicable standards such as (USEPA AAI, 40 CFR Part 312, ASTM 1527-13) for Phase I Environmental Site Assessments for real estate transactions, bank transactions, or other auditing programs.

#### **Phase II Environmental Site Assessments**

When a property has been potentially identified for Recognized Environmental Conditions and requires additional investigation, EcoTec can perform ASTM Phase II Investigations. These assessments are designed to meet our client's objectives, needs and most importantly budgets.

Some of the Equipment Used during our Phase II Investigations include:

- GeoProbe Subsurface Drill Rigs
- Temporary Groundwater Monitoring Wells
- Ground Penetrating Radar and Magnetometer Surveys
- Low Flow Sampling Pumps
- Photoionization Detection of Subsurface Media

