

ENVIRONMENTAL SITE ASSESSMENTS

PHASE I AND II ESAs

Zia's team of professionals offers a wide array of environmental and technical services - all under the direction and control of a single company, eliminating problems of multiple contracts and conflicting areas of responsibility and accountability.

QUALITY
COMMITMENT
SERVICE

COMMITTED TO PROVIDING CREATIVE, TAILORED SOLUTIONS FOR OUR CLIENTS



A MINORITY-OWNED SMALL BUSINESS

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PHASE I

A Phase I Environmental Site Assessment (ESA) is generally considered the first step in the process of environmental due diligence. Standards for performing a Phase I ESA are based, in-part, on the recently updated ASTM Standard E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Requirements of EPA's All Appropriate Inquiries (AAI) rule codified in the EPA rule Standards and Practices for All Appropriate Inquiries (May 13, 2022).

A Phase I ESA is a report prepared by Environmental Professionals for various types of real estate transactions including purchases, leases, donations/gifts, pre-foreclosures, condemnations, easements, land use permits, and banking loans. These reports typically address the historical and current land uses and conditions as well as the physical improvements to the property.

A Phase I ESA is meant to protect the buyer from environmental liability under the "All Appropriate Inquiries" requirements of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). Additionally, Phase I ESAs are often a requirement of banks and mortgage holders.

Phase I ESAs are non-intrusive investigations. They typically do not include sampling of soil, air, groundwater or building materials. Phase I ESAs help identify potential or existing environmental contamination liabilities known as Recognized Environmental Conditions (RECs) and generally include:

- **On site reconnaissance** of the property, including a cursory review of adjacent properties;
- **Interviews** with current owners/occupants and local government officials to obtain information regarding potential RECs in connection with the property;
- **Review of regulatory records** to help identify RECs in connection with the subject property and nearby properties;
- A **final report** which details the assessment findings and includes supporting documentation.

PHASE II

If during a Phase I ESA, a Recognized Environmental Condition (REC) is noted, a Phase II ESA may be recommended.

A Phase II ESA is an investigation undertaken to **evaluate any REC** identified in the Phase I ESA. Phase II ESAs typically include sampling of soil, air, groundwater and building materials, for the purpose of providing sufficient information regarding the presence, nature and extent of the contamination. Examples of noted RECs could include:

- Soil/Groundwater Contamination Investigations
- Storage Tank Investigations
- Lead-Based Paints
- Vapor Intrusion Evaluations
- Radon
- Hazard Assessments
- Mold
- Asbestos Containing Building Materials

When these RECs are known or suspected, many of them can be added to the Phase I ESA site reconnaissance, essentially **saving time and money**. Zia professionals can complete these services in-house.

Zia's team of professionals have decades of experience in conducting Phase I and Phase II ESAs, and other environmental investigations for commercial and government agencies, as well as for private owners.

OTHER ENVIRONMENTAL SERVICES

- National Environmental Policy Act (NEPA) Services
- Cultural Resources, Archaeological and Historical Surveys and Data Recovery
- Threatened and Endangered Species Assessments and Evaluations
- Business Environmental Risk Considerations
- Spill Prevention Control and Counter Measures (SPCC) and Stormwater Pollution Prevention Plan (SWPPP)

Zia has grown as a technically diverse engineering and environmental consulting firm. Members of the Zia staff are professionals coming from distinct and varied backgrounds who carry extensive experience in their respective fields of expertise. The diversity of our staff is our strength and allows us to provide unmatched service to our clients through the evaluation of issues from a multidisciplinary and collaborative perspective.