



- Examine underground Storage Tanks (USTs) including any existing aboveground USTs, or tanks previously located at the property, note for each:
 - Construction
 - Size
 - Age (or age at removal/closure)
 - Current and past uses, including the time period for each
 - Determine abandonment/closure/removal procedure for USTs no longer in use
 - Determine compliance with applicable registration and tank maintenance, testing and safety requirements.

- Identify and describe pipelines now or previously situated on the property, including size and nature of materials transported, date constructed, and type.

- Identify and describe any lakes, lagoons, impoundments, pits, septic tanks, trenches, dry wells, catch basins, ditches, trenches, or other open conduits that are or have been on the site. Noting:
 - Size
 - Nature of material contained or conveyed
 - Existing liners and detection systems
 - Description of any dams, dikes or embankments

- Identify and describe any locations on the property where any materials, wastes, or substances have been disposed of or released. Note:
 - Size
 - Date of disposal or release
 - Type of material waste or substance
 - Type of disposal or release
 - Any remediation action

- Determine any unusual soil coloration or any stressed or unusual vegetation or physical irregularities at the site that may indicate unusual subsurface conditions and request an explanation.

- Determine any areas on the property which would be or have been designated under federal, state or local regulations as wetlands, flood plains, coastal areas, habitat for endangered species or historical/archeological sites and note size, location and type.

Ongoing Operations at Property

- Identify and describe any hazardous waste management and/or hazardous waste storage facilities at the site, including treatment, storage, disposal and recycling facilities.
- Identify and describe any pollution control, treatment or pre-treatment equipment or operations (e.g. wastewater treatment equipment) now or previously used at the property, including for each the purpose, flow or throughput rate, size, type, and age.
- Identify the type, quantity and storage of fuels used at the site including heating, vehicle or other.
- Identify any chemicals, compounds, or substances used in or stored at the site noting name, hazard class, and volume per month.

Solid Wastes

- Identify and describe all wastes generated or managed at the site, the quantities of each, and how they were handled, stored, and disposed. For hazardous wastes, determine waste codes and review any available reports.
- Identify the wastes which are generated by air emission control systems at the property and the process in which they are handled.

Wastewater Issues

- Determine:
 - The total annual process wastewater discharge and the place of discharge.
 - The total non-contact cooling water discharge and the place of discharge.
 - The total sanitary wastewater discharge and the place of discharge.
 - The total surface runoff water discharge, the place of discharge, and any treatment thereof.
 - Wastewater constituents which are monitored and the results of any such monitoring.
 - Evaluate potential restrictions on wastewater discharges due to POTW capacity and/or water quality.

Air Issues

- Determine:
 - Whether any stationary sources of air pollutants discharge from the property.
 - Whether there is any equipment or process for which an air permit has been issued.
 - Whether the facility is located in an attainment or non-attainment area with respect to National Ambient Air Quality Standards, and whether potential facility expansions or modifications could be affected.

Indoor and Miscellaneous Environmental Issues

■ Asbestos

If asbestos has ever been located anywhere on the site; determine the removal process, the disposal techniques implemented and whether federal and local regulations were met. Obtain and review any available documentation.

■ PCBs

Identify any equipment containing PCBs on the site and any PCB spills or leaks that may have occurred. Determine PCB inspection, labeling and storage procedures, and examine documentation.

■ Chlorofluorocarbons

Understand the current and past usage of CFCs at the site, including all systems serving property structures. Obtain estimates to replace systems with those that do not use CFCs.

■ Radon

Determine whether the site or any facility at the site has been tested for radon. Obtain test results and remediation reports. Compare to radon levels typically found in the geography near the property and evaluate any future remediation actions that may be required.

■ Lead

- Identify any water piping on the property that may be lead-based (including lead-containing solder).
- Obtain drinking water test results.
- Determine whether any paint on buildings, structures or equipment at the site contains lead and identify any peeling paint on buildings or equipment

■ Drinking Water

Test drinking water quality and compare to state and local drinking water standards.

■ Adjoining Properties

- Determine adjoining land usage and note its status: i.e., developed, commercial, industrial, residential. Determine historic uses of adjacent sites.
- Determine names of adjacent landowners and the location of their properties.
- Locate and describe any waste disposal sites, landfills, pits, ponds or lagoons located within ¼ mile of the property.
- Determine any federal or state sites located within one mile of the property which may be listed in the CERCLIS or similar state and/or local list.
- Identify any location within one mile of the property which any government agency may have required remediation or testing.
- Determine current or potential runoff from adjacent sites which flows onto the site or into surface water or storm drainage systems that serve the property.
- Understand area-wide groundwater flow conditions and direction.

It is also recommended to review ASTM E 2600-08 Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions before finalizing your due diligence work.