

ASTM 1527-05 Phase I ESA Questionnaire

GENERAL

Company

Company:	
Street:	
City:	
State:	
ZIP:	

Client

Company:	
Street:	
City:	
State:	
ZIP:	

Property

Property Name:	
Street:	
City:	
State:	
ZIP:	

Staff

Assessor Name:			
Title:		Certification:	
Reviewer Name:			
Title:		Certification:	

Project Scope and Dates

What is the project number? _____

What is the date of the report? _____

Were any additional services included that are normally within the scope of work?

- Yes
- No

If yes describe:

Are there any specific limitations to this assessment?

- Yes
- No

If yes describe:

Were there any special terms or contractual conditions?

- Yes
- No

If yes describe:

Site Description

Describe the property?

What is the size of the property?

What is the shape of the property?

What is the legal description of the property?

What is the zoning in the area?

RECORDS REVIEW

Standard Environmental Records

Who was the provider for the standard environmental records?

What date were the environmental records requested?

Do you know when the environmental records were last updated? If yes, specify the date.

- Yes
- No

If yes describe:

Do you know when the records were last updated by the original source? If yes, specify the date.

- Yes
- No

If yes describe:

Were any unmappable facilities within the ASTM minimum search distance?

- Yes
- No

If yes describe:

Federal Environmental Records

	Yes	No	If yes, describe
NPL facilities			
Adjoining NPL facilities			
Delisted NPL facilities			
Adjoining delisted NPL facilities			
CERCLIS facilities			
Adjoining CERCLIS facilities			
CERCLIS NFRAP facilities			
Adjoining CERCLIS NFRAP facilities			
RCRA CORRACTS TSD facilities			
Adjoining RCRA CORRACTS TSD facilities			
RCRA Non-CORRACTS TSD facilities			
Adjoining RCRA Non-CORRACTS TSD facilities			
RCRA Generators			
Adjoining RCRA Generators			

Were there any adjustments to approximate minimum search distance for the federal environmental records?

Yes

No

If yes describe:

State Environmental Records

	Yes	No	If yes, describe
Hazardous Waste Sites			
Adjoining Hazardous Waste Sites			
Equivalent NPL facilities			
Adjoining Equivalent NPL facilities			
State CERCLIS facilities			
Adjoining State CERCLIS facilities			
Landfill/Solid Waste Disposal facilities			
Adjoining Landfill/Solid Waste Disposal facilities			
Leaking Underground Storage Tanks			
Adjoining Leaking Underground Storage Tanks			
Registered Storage Tanks			
Adjoining Registered Storage Tanks			
Institutional/Engineering Control facilities			
Adjoining Institutional/Engineering Control facilities			
Voluntary Cleanup sites			
Adjoining Voluntary Cleanup sites			
Brownfield sites			
Adjoining Brownfield sites			

Were there any adjustments to approximate minimum search distance for the state environmental records?

- Yes
- No

If yes describe:

Additional Environmental Records

Were any records reviewed from:	Yes	No	If yes, describe
Department of Health			
Fire Department			
Building Permit Department			
Pollution Control Agency			
Water Quality Agency			
Electric Utility Company			
Other agencies			

Physical Setting

Was a current USGS 7.5 Minute Topographic Map reasonably ascertainable and reviewed? If yes, what map was reviewed?

- Yes
- No

If yes describe:

If a USGS Topographic Map was reviewed, describe the physical setting?

Was a groundwater map reviewed?

- Yes
- No

If yes describe:

Was a bedrock map reviewed?

- Yes
- No

If yes describe:

Was a surficial geology map reviewed?

- Yes
- No

If yes describe:

Was a soil map reviewed?

- Yes
- No

If yes describe:

Was any other physical setting data reviewed?

- Yes
- No

If yes describe:

Historical Property Use

Was data failure encountered when reviewing standard historical sources for past uses? If yes, describe the failure and any excluded historical sources.

- Yes
- No

If yes describe:

If there was a data failure, does it represent a significant data gap? If yes, comment on the impact of the data gap.

- Yes
- No

If yes describe:

East

Period/Date	Land Use	Source(s) of Information

West

Period/Date	Land Use	Source(s) of Information

SITE RECONNAISSANCE

Methodology and Limiting Conditions

What was the date for the site reconnaissance?

What was the name of the site escort?

What was the title of the site escort?

Describe the weather during the inspection?

Were all areas accessible? If not list areas not accessible.

- Yes
- No

Additional Information

Were there any visual or physical obstructions to the inspection?

- Yes
- No

If yes describe:

Property Use

Describe the current property use? (Including any unoccupied spaces)

Are there any RECs that may be associated with the property use (either observed are from records reviewed)?

- Yes
- No

If yes describe:

Describe the past property use (either observed or from records reviewed)?

Are there any RECs that may be associated with the past property use (either observed are from records reviewed)?

- Yes
- No

If yes describe:

Adjoining Property Use

	Use	RECs
Current North Side		
Past North Side		
Current South Side		
Past South Side		
Current East Side		
Past East Side		
Current West Side		
Past West Side		

Surrounding Area Property Use

Describe the property use in the general area of the property?

Are there any indication of the past uses of the properties in the general area?

- Yes
- No

If yes describe:

Are there any RECs associated with the present or past uses in the general area?

- Yes
- No

If yes describe:

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Describe the topography of the property?

Describe the topography of the surrounding area?

If hazardous substances or petroleum products are likely to be present on nearby properties, based on the topography are these substances likely to migrate to the property?

- Yes
- No
- Unknown
- NA

If yes describe:

If hazardous substances or petroleum products are likely to be present on the property, based on the topography are these substances likely to migrate from the property to the soil or groundwater?

- Yes
- No
- Unknown
- NA

If yes describe:

Structures

Are there any buildings or structures located on the subject property? If yes, list below.

- Yes
- No

Number of Buildings: _____

Age	# Stories	Usage	Construction

Roads

Are there any roads on the property?

- Yes
- No

If yes describe:

Are there any parking facilities on the property?

- Yes
- No

If yes describe:

Potable Water

What is the source for the potable water on the property?

- Municipal Water Supply
- Groundwater Wells
- Other

Sewage Disposal System

Where is the sanitary sewage discharged?

Do you know the age of the sewage disposal system?

- Yes
- No

If yes describe:

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Other than storage tanks identified below, are any hazardous materials stored or used on the property?

- Yes
- No

If yes describe:

If hazardous materials or petroleum products are stored or used on the property, describe the quantities and containers involved?

If hazardous materials or petroleum products are stored or used on the property, describe the how they are stored?

Did past uses of the property involved the storage and use of hazardous materials or petroleum products?

- Yes
- No

If yes describe:

Storage Tanks

Are there aboveground storage tanks on the subject property? If yes, list below.

- Yes
- No
- Suspected

Additional Information

Number of Storage Tanks: _____

Contents	Age	Size	Location

Are there underground storage tanks on the subject property? If yes, list below.

- Yes
- No
- Suspected

Additional Information

Number of Storage Tanks: _____

Contents	Age	Size	Location

Are there any vent, fill pipes, or access ways indicating possible underground storage tanks?

- Yes
- No

If yes describe:

Odors

Are there any strong, pungent or noxious odors? If yes, what are their sources?

- Yes
- No

If yes describe:

Pools of Liquid

Is there any standing surface water on the property?

- Yes
- No

If yes describe:

If there are pools of liquid, do they likely contain hazardous substances or petroleum products?

- Yes
- No

If yes describe:

Drums

Are there any drums or containers (as small as 5 gal) that may contain hazardous substances or petroleum products on the property?

- Yes
- No

If yes describe:

Hazardous Substances and Petroleum Products Containers

Are there any containers with hazardous substances or petroleum products that are or might be a recognized environmental condition? If yes, describe their quantities, types of containers, and storage.

- Yes
- No

If yes describe:

Heating/Cooling

Are there any heated buildings on the property? If present describe how.

- Yes
- No

If yes describe:

Are there any air-conditioned buildings on the property? If yes, describe how.

- Yes
- No

If yes describe:

Stains and Corrosion

Except for staining from water, are there any stains or corrosion on the floors, walls, or ceilings in the buildings?

- Yes
- No

If yes describe:

Drains and Sumps

Were there any floor drains or sumps in the buildings?

- Yes
- No

If yes describe:

Pits, Ponds, and Lagoons

Were any pits, ponds, or lagoons observed on the property? If yes describe whether they have been used in connection with waste disposal or treatment.

- Yes
- No

If yes describe:

Were any pits, ponds, or lagoons observed on adjoining properties? If yes describe whether they have been used in connection with waste disposal or treatment.

- Yes
- No

If yes describe:

Stained Soil or Pavement

Were there any areas of stained soil on the property?

- Yes
- No

If yes describe:

Were there any areas of stained pavement on the property?

- Yes
- No

If yes describe:

Stressed Vegetation

Were there any areas of stressed vegetation (other than from insufficient water) on the property?

- Yes
- No

If yes describe:

Solid Waste

Are there any areas, mounds, or depressions that are apparently filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal?

- Yes
- No

If yes describe:

Waste Water

Is there any waste water or other liquids (including storm water) being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the property?

- Yes
- No

If yes describe:

Wells

Were any wells observed on the subject property? If yes, list below.

- Yes
- No
- Suspected

Additional Information

Type	Number	Additional Information
Potable		
Irrigation		
Industrial		
Abandoned		

Septic Systems

Are there any septic systems or cesspools on the property?

- Yes
 No

If yes describe:

INTERVIEWS

User/Client

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
 - Site Manager
 - Occupant
 - Government Official
 - Other
-

What is the reason why the Phase I is required?

What is the current use of the property?

What type of property transaction is it?

- Sale
 - Purchase
 - Exchange
 - Other
-

Have you engaged a title company or professional to review recorded land title records and lien records?

- Yes
- No

If yes describe:

What were the results of the title review?

Are any services beyond the requirements of Practice E1527 required?

- Yes
- No

If yes describe:

Who is the site contact for the property?

How can the site contact be reached?

Who is the owner of the property?

Who are the occupants of the property?

Do any of the parties to the property transaction have a required standard scope of services?

- Yes
- No

If yes describe:

Other than yourself, what other parties will rely on the Phase I report?

- Yes
- No

If yes describe:

Are there any special terms and conditions that must be agreed upon by the environmental professional?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties?

- Yes
- No

If yes describe:

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If not, have you considered whether the price difference is due to contamination?

- Yes
- No

Additional Information

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

As the user of the ESA, based on your knowledge and experience related to the property are there any indicators that point to the presence or likely presence of contamination at the property?

- Yes
- No

If yes describe:

Site Manager

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the site manager of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Occupant 1

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the occupant of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Occupant 2

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the occupant of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Occupant 3

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the occupant of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Occupant 4

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the occupant of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Occupant 5

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you the occupant of the property?

What was type of business did you have at the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Government Official 1

Interview Date:	
Name:	
Title:	
Company/Organization:	

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Government Official 2

Interview Date:	
Name:	
Title:	
Company/Organization:	

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Government Official 3

Interview Date:	
Name:	
Title:	
Company/Organization:	

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Government Official 4

Interview Date:	
Name:	
Title:	
Company/Organization:	

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Government Official 5

Interview Date:	
Name:	
Title:	
Company/Organization:	

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

- Yes
- No

If yes describe:

Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Other 1

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you familiar with the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Other 2

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you familiar with the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

Other 3

Interview Date:	
Name:	
Title:	
Company/Organization:	

Status:

- Client/Owner
- Site Manager
- Occupant
- Government Official
- Other

During what time period were you familiar with the property?

Do you know the past uses of the property?

- Yes
- No

If yes describe:

Do you know of specific chemicals that are present or once were present at the property?

- Yes
- No

If yes describe:

Do you know of spills or other chemical releases that have taken place at the property?

- Yes
- No

If yes describe:

Do you know of any environmental cleanups that have taken place at the property?

- Yes
- No

If yes describe:

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

- Yes
- No

If yes describe:

FINDINGS, OPINIONS, AND CONCLUSIONS

Findings

Are there any known or suspected current recognized environmental conditions associated with the property? If yes, list in the next question.

- Yes
- No
- Suspected

Additional Information

List any current recognized environmental conditions?

Are there any known or suspected historical recognized environmental conditions associated with the property?

- Yes
- No
- Suspected

If yes explain:

Are there any known or suspected de minimis conditions associated with the property?

- Yes
- No
- Suspected

If yes explain:

Opinion

Were any current recognized environmental concerns identified in the findings section?

- Yes
- No

If yes, provide your professional opinion of the impact on the property:

What is your rationale for concluding that a condition is or is not currently a recognized environmental condition?

Is any additional investigation required to detect the presence of hazardous substances or petroleum products in regards to identified recognized environmental conditions?

- Yes
- No

If yes describe:

Were there any significant data gaps that affected your ability to identify recognized environmental conditions? If yes, identify and comment on the data gaps.

- Yes
- No

If yes describe:

If there were significant data gaps, identify the sources of information that were consulted to address the data gaps?

- Yes
- No

If yes describe:

Conclusions

Did the assessment reveal any evidence of recognized environmental conditions?

- Yes
- No

Additional Information

Deviations

Were there any deletions or deviations from the ASTM 1527-05 practice?

- Yes
- No

If yes describe:
