



"Driven to Excellence"

ENVIRONMENTAL ASSESSMENTS

Rock Leaf Water Environmental

Phase I vs Phase II Site Assessments

Our environmental professionals have the experience to help guide our customers in their property transactions and complete the appropriate level of due diligence for any complicated property situation.

Services for Both Phases

The primary difference between Phase I and Phase II site assessment lies in the scopes of work of the assessment.

Phase I primarily assesses the likelihood that a site is contaminated through visual observations, historical use reviews and regulatory records.

Phase II assesses whether contamination is in fact present. Here are the components of each.

Phase I Environmental Site Assessment

Review of records, to discover whether the site has been used for potentially hazardous purposes in the past.

Visual inspection of the property's current condition, with comparison to site plans.

Visual inspection of adjoining properties.

Interviews with current property owners, operators, occupants, and local government officials.

Goal: Assess likelihood that property has been contaminated.

Phase II Environmental Site Assessment

Soil and water sampling for signs of contamination.

Comparison of lab results with local, state, and federal regulatory guidelines.

May include inspection of interior spaces for mold, radon, or lead paint.

May include identification of wetlands, ecological resources, or endangered species that may prevent certain land uses.

Goal: Assess actual presence of environmental contaminants.

Per:

ASTM E1527-13

ASTM E1903-19



U.S. Small Business Administration



Certified DBE, SBA WOSB, Targeted, CERT

RockLeafWaterEnvironmental.com