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# SITE ASSESSMENTS FOR REAL ESTATE TRANSACTIONS



Goldman Environmental Consultants, Inc.



Site Assessments are a standard part of nearly all transactions involving real estate including purchase / sale, refinancing or insuring of a property. GEC designs and implements site assessments to evaluate whether a release of oil or hazardous materials (OHM) may have impacted a property for which an owner, operator or other party may have financial and regulatory responsibility. Clients use site assessments to evaluate potential environmental liability from a release of OHM at a site, under ASTM Standards or environmental laws and regulations such as the U. S. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or state laws such as Massachusetts General Laws Chapter 21E (MGL Ch. 21E) or Connecticut's Transfer Act.

GEC has the ability to handle both simple and complex site assessments and can tailor these assessments to the issues at hand, while keeping an eye toward the possible outcomes of the assessment, regulatory implications, and resources of the client. Whether you require a Preliminary Environmental Site Assessment (PESA or Level One Site Assessment) or a Limited Subsurface Investigation (SSI or Level Two Site Assessment), GEC personnel are uniquely qualified to address your needs.

## OUR APPROACH TO SITE ASSESSMENTS

GEC first determines the goals of the assessment and

### GEC SERVICES

Our site assessment services include the following:

- Preliminary (Level One) assessments with a standard 3-week turnaround time within the scope of:
  - Massachusetts General Laws, Chapter 21E, and the associated Massachusetts Contingency Plan (MCP);
  - ASTM standards for Phase I Environmental Site Assessment Process (Designation: E 1527-00);
- Asbestos surveys with a standard 1-2 week turn around and within a scope of
  - MCP/ASTM Level One (see above);
  - Asbestos Hazard Emergency Response Act (AHERA) protocol;
- Lead paint investigations by subcontracted state-certified lead inspector with a 1-2 week turnaround time;
- PCB investigations with a standard 2-3 week turn around time for a scope of service ranging from:
  - MCP/ASTM Level One (see above) to oil, water, soil, and water sample collection, analysis and reporting;
- Limited subsurface investigations (Level Two) with a standard 3-4 week turnaround time with a scope of services on a case-by-case to minimize costs to clients while meeting regulatory requirements;
- Workplace safety audit (OSHA) and regulatory compliance audit (multiple programs). Timeframe depended on scope of activities.
- Mold assessments and Contingency Planning.



the needs of the client. During the course of the assessment, GEC maintains close contact with clients to report on our progress, and to address their concerns. One of GEC's strengths is its ability to interpret government regulations, policies, and guidance relative to site conditions. This ability ensures that unnecessary work is not conducted and the investigation is done right the first time.

We draw upon our own in-house experts, as needed, for assessments of complex site or regulatory situations. GEC has relatively low administrative costs and little capital equipment. We own neither drilling and excavation equipment nor a laboratory, which require substantial capital to support. These savings are passed along to our clients.

Initially, a PESA is conducted to evaluate site conditions based on readily available information. The PESA consists of a site inspection, interviews with persons knowledgeable about the site, and review of government agency records. Usually, PESA's do not include sampling and analyses of environmental media. The findings are used to evaluate whether evidence exists regarding the current or historic use, storage or disposal of oils or hazardous materials. We draw conclusions regarding the possibility of a release or threat of release, and make recommendations on the scope for further investigations or remediation if necessary. GEC can also conduct a workplace regulatory safety audit to determine the extent to which site activities are being conducted in accordance with applicable workplace safety (OSHA) and regulatory programs.




If warranted, a Limited SSI, also termed a Level 2 or Phase II Site Assessment, is conducted to further evaluate whether a release has impacted the property. The subsurface investigation is tailored to site-specific conditions and concerns. Soil and / or groundwater samples (and in some cases indoor air, surface water, paint and building materials) are collected and analyzed for the presence of oils or hazardous materials. The environmental data, together with the findings of the PESA, are used to determine whether a reportable release exists at the site.

### GEC EXPERIENCE

GEC has extensive experience conducting PESAs and Limited SSIs throughout Massachusetts, New England, and the eastern United States. We have conducted assessments for banks and other financial institutions, manufacturers, real estate trusts, industry, homeowners, and local government.





**For more information, please contact:**

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