

ENVIRONMENTAL SITE ASSESSMENTS

In today's busy real estate market, businesses and lending institutions are often requiring a **Phase I Environmental Site Assessment (ESA)** to be conducted prior to any transactions of land or building purchases, new development and bank loans.

WHAT WE CAN DO FOR YOU

The Empirical Company conducts all three phases of Environmental Site Assessments.

The Empirical Company performs all ESAs in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) standard. The purpose for conducting an ESA is to assess any current or historical and use practices to identify the presence of any hazardous substances of petroleum products on or adjacent to the property of interest. Conducting an ESA limits the potential for the owner or lender of the property from being named as a potentially responsible party.



Our Services

The following information is presented in all our professional detailed Phase I ESA reports:

- Historical review of property
- Hydrogeologic conditions
- Government environmental database review
- Inspection of property and surrounding areas
- Interviews with owners and occupants
- Site plan of the property
- Digital photographs
- Aerial photographs
- Statement of qualifications
- Conclusions regarding potential liabilities

A **Phase II ESA** evaluates potential sources that may be contaminated such as air quality, soil, and water. Samples are collected from the above mentioned sources and are analyzed for particular constituents of concern by EPA approved laboratories.

Depending on analytical results from the laboratory, a **Phase III ESA Site** may be recommended. A Phase III includes the design, regulatory filings, and actual remediation or removal of hazardous waste such as contaminated soils, underground storage tanks, asbestos and waste drums.

WHO WE ARE

The Empirical Company is made up of a team of professionals with more than 80 years of combined experience in providing industrial hygiene services to government, industrial, institutional, commercial clients and private homeowners. Our team consists of a Certified Industrial Hygienist (CIH), Certified Occupational Health and Safety Technologist (OHST), Regional Environmental Assessor (REA), Certified Indoor Environmental Consultant (CIEC) as well as CADD, safety training and office support staff.

WHAT WE DO

The Empirical Company offers:

- Detailed asbestos surveys and documentation;
- Detailed Lead (Pb) based paint surveys and documentation;
- Indoor air quality studies;
- Visual and mechanical surveys for mold and or other biological contamination;
- Employee chemical exposure monitoring;
- Phase I and II Environmental Site Assessments, Phase III remediation; and,
- Safety training.

WHERE WE'RE AT

We are located throughout Washington State and we also have offices in Hawaii and Texas. Please feel free to contact us. Please visit our website: www.empirical-ih.com.

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