

Due Diligence Services



The scope of transactional due diligence continues to expand and change, and Calex Environmental tracks these changes via American Standards and Testing Materials (ASTM) Standards E1527, E1528 and E1903 to provide standard-of-care information to the parties of commercial and industrial real estate transactions. ESAs satisfy one of the qualifications (“All Appropriate Inquiry”) for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Superfund liability.

SITE ASSESSMENT LEVEL	PURPOSE
Transaction Screens ASTM E 1528	The purpose of this practice is to define good commercial and customary practice for conducting a transaction screen for a parcel of commercial real estate where the user wishes to conduct limited environmental due diligence (less than a Phase I ESA).
Phase I ESAs ASTM E 1527	The purpose of this practice is to define good commercial and customary practice for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products.
Phase II ESAs ASTM E 1903	This practice is intended for use on a voluntary basis by parties who wish to evaluate known releases or likely release areas identified by the user or Phase II Assessor, and/or to assess the presence or likely presence of substances, for legal or business reasons.
Vapor Intrusion ASTM E2600	The purpose of this practice is for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction with respect to Chemicals of Concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property.



KEY FEATURES OF OUR DUE DILIGENCE SERVICES

- ✓ Responsiveness
- ✓ Proactive Communication
- ✓ Focus on Business Environmental Risk
- ✓ Quantification of RECs



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There may be environmental issues or conditions at a property that parties may wish to access in connection with commercial real estate that are outside the scope of ASTM practice (the non-scope considerations). As noted within ASTM practice E1527, some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby property but are not included in CERCLA's definition of hazardous substances or do not otherwise present potential CERCLA liability. Unidentified non-scope considerations may subject ASTM practice users to unidentified environmental risk.

Calex ASTM E1527 Non-Scope Services



Asbestos Containing Materials



Radon in Air, Soil, and Water



Drinking Water Quality



Lead Based Paint



Indoor Air Quality



Mold and Biological Agents



Regulatory Compliance



Industrial Hygiene Health & Safety

Several organizations other than ASTM, such as the Federal Home Loan Bank Board, the Resolution Trust Corporation, and Professional Associations, have also developed "guidelines" or "standards" for environmental site assessments. If your project requires conformance with a specific "guideline" or "standard" other than ASTM, we will be pleased to discuss your specific needs with you.

