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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Financial institutions, developers, and purchasers of property are greatly concerned about current and past uses of that real estate. The American Environmental Specialists, Inc. (AES) team of experienced professionals investigates and analyzes each site to determine the presence of environmental hazards that may affect the value of the property, and create potential liability for the purchaser. Where environmental hazards are found, AES can provide and execute cost-effective solutions for remediation and cleanup of the site.

### **Phase I**

The purpose of a Phase I Site Assessment is to identify, through research and visual inspection, any environmental problems resulting from the use of hazardous materials.

Services include:

- Evaluating storage, handling, treatment, and disposal of materials and waste.
- Investigating site for evidence of underground storage tanks or spills.
- Researching history of the facility, soil type, and ground and surface water.
- Reviewing the regulatory files on sites surrounding the property and/or properties.

### **Phase II**

When a Phase I investigation uncovers questionable conditions, a Phase II sampling study is required. The AES team collects the necessary samples that may be needed. These can include soils, water, and other hazardous materials. AES then prepares a written report detailing the results, applicable regulations, recommendations, and cost projections.

### **Phase III**

AES coordinates remediation procedures for environmental problems identified during the Phase I and Phase II investigations. These may include excavation, disposal, bio-remediation, or any other treatment of conditions subject to regulatory action.