

# Phase II

Limited Subsurface Investigation

## Ordering a Phase II Limited Subsurface Investigation

At the most basic level, a Phase II is an environmental site investigation that collects physical samples and subjects them to laboratory analysis testing for specific chemicals of concern (COCs). This data collection and analysis determines whether contaminants are present on site in sufficient concentration to pose a risk to human health or the environment.

Our Phase I Environmental Site Assessment (ESA or ETS) provides sufficient information for a qualified Environmental Professional (EP) to determine whether a Potential Environmental Concern (PEC) or a Recognized Environmental Condition (REC) exists on a property. Such environmental concerns are defined under ASTM Standard Guidance E1528-14 and E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property." The detection of these conditions can lead an EP to recommend a Phase II investigation for further assessment.

A Phase II begins with the preparation of an adequate scope of work to address the PEC or REC identified. After that our trained and qualified personnel collect the required samples. Samples are then sent to a certified analytical laboratory where they are tested and analyzed.

Once the lab results are returned, our EPs interpret these data with respect to risk and make further recommendations as required. Empowered with this information, our client can make informed decisions based on their risk tolerance.

A Phase II is only as trustworthy and useful as the team that performs it is experienced and skilled. We will always provide:

- A detailed scope of work, up front
- A detailed description of a property's unique characteristics
- A thorough account of a property's previous environmental investigation history (when available)



### In-house Environmental Professionals

Gain access to fast, expert answers from our in-house Environmental Professionals (EPs) through a Client Success Manager (CSM) and an annual environmental risk best-practice training and policy review.



### Dedicated Client Success Managers

We take a concierge approach to customer service by offering our partners dedicated Client Success Managers (CSM). Your CSM will always be familiar with your policies, markets, and projects. Our CSMs work closely with in-house environmental professionals to provide quick and accurate answers to your most challenging issues.



### EP Connect

Gain access to fast, expert answers from our in-house Environmental Professionals (EPs) through a Client Success Manager (CSM) and an annual environmental risk best-practice training and policy review.



### Fast-Pass Report Processing

CREtelligent offers priority order processing and decreased turn-around times when you subscribe to our RADIUS™ Commercial Real Estate Due Diligence platform.