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Why You Need Environmental Site Assessment Before Purchasing Property by
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Environmental problems can sometimes turn out to be really complicated. When examining for environmental considerations, as reviewers for commercial real estate do, many lawyers advise their customers to conduct a phase 1 environmental site assessment prior to anything else. During a phase 1 ecological evaluation, an environmental specialist will do complete examinations to detect existing environmental complications.

During a phase 1 environmental evaluation, environmental professionals assess geologic maps, national maps, topographic maps, and Sanborn maps; they also call many state ecological experts accustomed to the surrounding spot. This is done to find out about any nearby harmful locations and groundwater and soil conditions, among others. An assessment will eventually figure out whether or not the property has existing or possible environmental obstacles.

After the phase 1 environmental evaluation, a report is handed over to the environmental specialists. If some potential problems are reported, the purchaser can back out or, if he or she would linger, may request a phase 2 ecological evaluation. Throughout a phase 2 environmental evaluation, groundwater and soil samples are taken and tested to see if the environmental impurities are under regulative or extreme levels.

However, an environmental site assessment is not the only factor in purchasing property. Common sense prevails at any time. If there is one consideration that makes you not choose a property, walk away. Consider some topographic maps yourself and check if there are any type of close-by waste dumps. In fact, you can even drive by yourself and check if there are noticeable indications of contamination.

Besides contamination, one more significant problem in real estate is swamping. In spite of the government's mandate to prohibit any home development on flood plains, these things change every fifty to a hundred years. If genuine torrential rain takes place, anything can happen. Besides getting phase 1 environmental site assessment, check for some dark staining on homes and structures that appear to cut off at the same place. The exact same applies to clutter on trees and huge plants. Seek dry and damaged soils, normally this indicates that the soil has actually been through a lot of wet and dry cycles, an indication that the surface goes through constant durations of flooding.

Other things you need to watch out for are unfavorable soil conditions, heavy rail traffic, extreme inclines, steep cliffs, spots susceptible to earthquakes, and so forth. These are vital checkpoints before buying property, specifically if the internet site is to be developed into a commercial establishment. The general public comes to be your duty when you develop a public location. For these reasons, an environmental site assessment is your first consideration before purchase. For more information on environmental site assessment, along with due diligence real estate, go to [nrep.org](#).

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