



As part of the due-diligence process, commercial property buyers should conduct an environmental assessment. Ninyo & Moore provides the necessary evaluation services for such project needs.

## Phase I Environmental Site Assessments (ESAs)

Ninyo & Moore prepares Phase I Environmental Site Assessments (ESAs) per the United States Environmental Protection Agency's requirements for All Appropriate Inquiry (40 CFR 312) and the ASTM International Standard E1527. Phase I ESAs are typically conducted in association with property transactions, such as:

- Property purchase/sale
- Property loan, refinance, or foreclosure
- Pre-lease assessment
- Brownfields development
- Pre-construction

## Related Services

- Hazardous Building Materials Surveys (Asbestos/Lead-Based Paint/Mold/PCBs)
- Environmental Transaction Screens
- Initial Site Assessments
- Entrance/Exit Hazardous Materials Assessments
- Compliance Audits
- Historical Research

## Phase II ESAs and Related Services

Once potential sources of hazardous materials/contamination have been identified (e.g., in the Phase I ESA), a variety of environmental services can be provided by Ninyo & Moore to evaluate levels of contamination or constraints to development, including the following:

- Phase II environmental site assessments
- Soil/groundwater/soil vapor sampling
- Underground storage tank (UST) removal/assessment
- Remediation feasibility studies
- Remediation system design
- Site remediation
- Regulatory agency coordination/case closure assistance

- Contamination Evaluation
- Third-Party Report Reviews
- Permit Closure
- Litigation Support
- NEPA/CEQA Technical Studies
- Health Risk Assessment
- Industrial Hygiene/Safety

600 EMPLOYEES

MULTIPLE OFFICES

CERTIFIED LABORATORIES

ADDITIONAL EXPERIENCE

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“Ninyo & Moore’s responsiveness, experience, technical support, and expertise have contributed significantly to [our projects] successful completion. Among Ninyo & Moore’s major attributes are a strong understanding of public sector client needs, innovative technical solutions, detailed understanding of regulations, and a proactive, professional relationship with regulators and consultants in the region. Ninyo & Moore is currently one of the District’s consultants of choice and has been selected on a high-level of responsiveness to our projects, effective communication skills, and quality of work.”

- Paul Brown  
Port of San Diego