



# UNIFORM ENVIRONMENTAL ASSESSMENT REPORT

Small Commercial

## INSPECTION DATA

Property Address \_\_\_\_\_  
 City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Legal Description \_\_\_\_\_  
 Property Is \_\_\_\_\_ Vacant Land \_\_\_\_\_ Improved \_\_\_\_\_ Occupied By Whom \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_  
 Describe \_\_\_\_\_  
 Prepared For \_\_\_\_\_  
 Environmental Inspector \_\_\_\_\_ Date \_\_\_\_\_  
 Company Address \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_

## PROPERTY DESCRIPTION AND ANALYSIS

Current Use of Property \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Undeveloped Land \_\_\_\_\_ Agricultural \_\_\_\_\_  
 Other (describe) \_\_\_\_\_  
 Past Use of Property (if known) \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Undeveloped Land \_\_\_\_\_ Agricultural \_\_\_\_\_  
 Other (describe) \_\_\_\_\_

Past Tenants Business 1. \_\_\_\_\_ Time at Location 1. \_\_\_\_\_  
 2. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 3. \_\_\_\_\_

Current Tenants Business 1. \_\_\_\_\_ Time at Location 1. \_\_\_\_\_  
 2. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 3. \_\_\_\_\_

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## GENERAL FIELD OBSERVATION

### Subject Property

Were there any physical signs of the following observed on the property? X for "Yes"

<input type="checkbox"/> Underground Storage Tanks	<input type="checkbox"/> Storage Building
<input type="checkbox"/> Above Ground Tanks	<input type="checkbox"/> Discarded Batteries
<input type="checkbox"/> Vegetation Damage	<input type="checkbox"/> Oil/Gas Drums
<input type="checkbox"/> Oily Sheens on Water	<input type="checkbox"/> Suspected Lead Hazard
<input type="checkbox"/> Streams, Lakes or Ponds	<input type="checkbox"/> Suspected Asbestos
<input type="checkbox"/> Stained Soil	<input type="checkbox"/> Monitoring Wells
<input type="checkbox"/> Waste Sites	<input type="checkbox"/> Electronic Magnetic Field Potential
	<input type="checkbox"/> Other (See Comments)

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Adjacent Property

Were there any physical signs of the following observed on the property? X for "Yes"

<input type="checkbox"/> Underground Storage Tanks	<input type="checkbox"/> Storage Building
<input type="checkbox"/> Above Ground Tanks	<input type="checkbox"/> Discarded Batteries
<input type="checkbox"/> Vegetation Damage	<input type="checkbox"/> Oil/Gas Drums
<input type="checkbox"/> Oily Sheens on Water	<input type="checkbox"/> Suspected Lead Hazard
<input type="checkbox"/> Streams, Lakes or Ponds	<input type="checkbox"/> Suspected Asbestos
<input type="checkbox"/> Stained Soil	<input type="checkbox"/> Monitoring Wells
<input type="checkbox"/> Waste Sites	<input type="checkbox"/> Electronic Magnetic Field Potential
	<input type="checkbox"/> Other (See Comments)

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**STORAGE TANKS, STORAGE ROOMS OR BUILDINGS**

**Storage Facilities**

Yes  No  Unknown Are buildings or rooms observed that may contain or have contained hazardous materials for storage purposes?  
 Yes  No  Unknown Is there any indication that hazardous waste or materials are or have been stored on the property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Underground Storage Tanks (UST's)**

Yes  No  Unknown Is there any evidence of Below Ground Storage Tanks on the property?  
 Yes  No  Unknown Is there any evidence of soil or groundwater contamination observed on property?  
 Yes  No  Unknown Are any chemical manufacturing plants, gas stations, petroleum delivery/storage facilities or similar operations observed on surrounding properties?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Above Ground Storage Tanks (AST's)**

Yes  No  Unknown Are there Above Ground Storage Tanks on the property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Waste Sites**

Yes  No  Unknown Is there evidence that the subject property or neighboring properties have engaged in storing, transporting or producing waste, chemicals or hazardous substances?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER INSPECTION**

**Drinking Water**

Yes  No  Unknown Is there any evidence of water wells, in use or abandoned, on property?  
 Yes  No  Unknown If yes, are these wells the primary or sole source of drinking water?  
 Yes  No  Unknown Is there any evidence of pits, ponds, or lagoons or any other standing water visible on property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DRAINS**

Yes  No  Unknown Are drains present in work areas that could be used for cleaning or flushing machinery or equipment?  
 Yes  No  Unknown Are the drains full?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CHEMICAL, GAS & MINERAL INSPECTION**

**Asbestos**

Yes  No  Unknown Is there evidence of asbestos on the property?

Yes  No  Unknown If any asbestos is observed, does it appear friable?

Yes  No  Unknown Are suspected asbestos containing materials observed, such as sprayed materials on fireproofing areas, pipe insulation, floor tile, etc.?

Comments \_\_\_\_\_

\_\_\_\_\_

**Urea Formaldehyde Foam Insulation (UFFI)**

Yes  No  Unknown Is there evidence of Urea Formaldehyde Foam Insulation or other Formaldehyde containing products on the property?

Comments \_\_\_\_\_

\_\_\_\_\_

**Lead Hazard**

Yes  No  Unknown Is any visible evidence of peeling, cracking or flaking paint?

Yes  No  Unknown Was any evidence of lead containing potable water supply pipes observed on the property?

Comments \_\_\_\_\_

\_\_\_\_\_

**Pesticides/Herbicides**

Yes  No  Unknown Does it appear pesticides or herbicides have been stored or used in excess of normal use?

Yes  No  Unknown Has the property been used for agricultural purposes in the past ten (10) years?

Yes  No  Unknown Are there any noticeable pesticide odors?

Yes  No  Unknown Are there noticeable signs of straining or stressed vegetation?

Comments \_\_\_\_\_

\_\_\_\_\_

**Fiberglass**

Yes  No  Unknown Is Fiberglass observed as an insulator or for any other purpose?

Yes  No  Unknown Is Fiberglass observed on any surface that appears worn, where individual fibers are exposed in a condition where release into the air appears likely?

Comments \_\_\_\_\_

\_\_\_\_\_

Note: Fiberglass is not currently listed as a hazardous material, however, recent studies indicate that it may constitute a human health hazard. Its presence on a property does not currently require removal or encapsulation.

**CHEMICAL, GAS & MINERAL INSPECTION (CONTINUED)**

**Polychlorinated Biphenyl (PCB's)**

- Yes  No  Unknown    Are any transformers, electrical devices or hydraulic equipment observed on the property labeled as containing PCB's?
- Yes  No  Unknown    Is there evidence of oil leakage from any machinery or devices that may contain PCB's?
- Yes  No  Unknown    Is there evidence of PCB contamination to the soil or groundwater observed on the property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Radon**

- Yes  No  Unknown    Is there reason to suspect that radon may be a problem in the intermediate property's location?
- Yes  No  Unknown    Has radon screening been conducted with indicates that the property may have elevated levels radon?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL**

- Yes  No  Unknown    Are there any conditions present not previously mentioned that need to be evaluated for any potential environmental risk?
- Yes  No  Unknown    Are there any activities of adjacent properties that may pose potential environmental risks to the subject property?

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUMMARY & CONCLUSION OF INSPECTION**

Suggest Phase II Environmental Audit     Yes     No

- |   |   |
|---|---|
| <input type="checkbox"/> Underground Storage Tanks (UST's)  | <input type="checkbox"/> Urea Formaldehyde Foam Insulation (UFFI) |
| <input type="checkbox"/> Above Ground Storage Tanks (AST's) | <input type="checkbox"/> Lead Hazard                              |
| <input type="checkbox"/> Waste Sites                        | <input type="checkbox"/> Pesticides/Herbicides                    |
| <input type="checkbox"/> Drinking Water                     | <input type="checkbox"/> Polychlorinated Biphenyl (PCB's)         |
| <input type="checkbox"/> Asbestos                           | <input type="checkbox"/> Radon                                    |
|   | <input type="checkbox"/> Other (See Comments)                     |

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I certify that to the best of my knowledge and belief the facts and data used in this inspection are true and accurate, based the available information as of the inspection date and in accordance with ASTM Guidelines, E 1527-93, Phase I Environmental Site Assessment Process and E 1528-93, Transaction Screen Process; I personally inspected the subject property; and I have no undisclosed interest, present or prospective therein.

Addendums are attached and are made a part of this report.     # of pages.

Environmental Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name \_\_\_\_\_ Certified Environmental Inspector # \_\_\_\_\_