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ISLAND INSPECTION SERVICES

Environmental Site Assessments, Building Inspections and Analysis

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT Scope of Work

Island Inspection Services and its subsidiaries require that the scope of work for Phase 1 Environmental Site Assessments conform to current ASTM standards (E 1527-00) at a minimum. In addition, we require the following:

- Describe up front what the property is and the current use of the property.
- The report must be a stand-alone document. If a prior report is relied upon, it should be included in the appendix or completely summarized.
- The range of contaminants considered should be consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and should include petroleum products. Additionally, requirements of other federal, state, and local laws applicable to the subject site should be addressed.
- The assessment must include an area reconnaissance to learn of potential activities that could impact the subject property and to verify the location of agency-listed sites.
- Consider the possibility of future contamination from activities conducted on the subject site and on adjoining sites.
- We require an analysis and interpretation of the facts provided. Appendix materials should support your analysis, and not provide new information.
- For properties constructed prior to 1985, comment on the condition of potential asbestos containing materials.
- All identified issues must be brought to closure. Either the issues must be concluded in the Phase 1 report, or recommendations for further assessment provided. The report must contain a recommendations section.
- We require certain insurance coverage to be maintained for consultants on Island Inspection Services list. We cannot accept a reduction in liability for site assessments prepared for or used by Island Inspection Services.
- The reports should include a statement as to whether the property is in the 100-year or 500-year floodplain.
- If the property has manufacturing or light industrial facilities, a section should include how the facility stays in regulatory compliance with environmental laws-the program and oversight used by facility personnel. The report should identify obvious noncompliance issues that could impact the potential for contamination for the site activities, storage, etc.
- All reports include, site diagram, site visits, data search, aerial photos (if available), interviews and EDR/governmental official documents.