

ENSTRAT - Request a Quote Form

28 Lord Road – Suite 205 - Marlborough, MA 01752 - 508-460-6100 / 508-460-8115 (fax)

Website: www.enstrat.net / email: enstratinc@yahoo.com

ENVIRONMENTAL SERVICES Our "ENSTRAT Product Selection Tool" is on the next page for an overview and to help you with selecting one of our initial environmental services. Please call us if you need further assistance.

- Phase I - ASTM E-1527-05 (All Appropriate Inquiry "AAI" and SBA Compliant Initial Environmental Site Assessment)
- TSA - Transaction Screen Assessment (ASTM E-1528-06)
- DRS - Database Risk Survey (Review of Environmental Databases, historical Fire Insurance Maps & Opinion)
- DRTP - Desk Review of Third Party Consultant's Environmental Report with Opinion
- Other (e.g. Property Condition Assessment (ASTM E2018-01), Phase II ESA, Asbestos, Lead Paint or Radon Gas Survey)

Your Information

Name *	<input type="text"/>	Company	<input type="text"/>
Address	<input type="text"/>	Telephone *	<input type="text"/>
City	<input type="text"/>	Fax	<input type="text"/>
State	<input type="text"/>	Zip	<input type="text"/>
		Email *	<input type="text"/>

Real Estate Sale or Purchase Transaction Information

This information is required to complete an AAI Compliant report, but can be provided at a later time if preferred.

Transaction Type	<input type="text"/>	Transaction Amount \$	<input type="text"/>
Buyer's Name	<input type="text"/>	Buyer's Phone Number	<input type="text"/>
Seller's Name	<input type="text"/>	Seller's Phone Number	<input type="text"/>

Property Information (as available)

Street	City	State	Zip
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Site Address (Input range or multiple address if applicable)			
Assessor's Map/Parcel #	<input type="text"/>	Site Contact Name	<input type="text"/>
Building Size	<input type="text"/> SF	Site Contact Title	<input type="text"/>
Lot Size	<input type="text"/> SF/Acre	Site Contact Phone Number	<input type="text"/>
Year Constructed	<input type="text"/>	Number of Units/Tenants	<input type="text"/>
Property/Business Description and Timeframe (date when ENSTRAT will need to submit a final report to you)			

Previous Environmental Report: YES NO



ENSTRAT Product Selection Tool:

What level of due diligence is right for your deal?

NOTE: If your deal is for a Small Business Administration (SBA) sponsored 504, et al, please check with your local SBA provider to determine what level of due diligence will be required. Too often a Database Risk Survey or Screen seems appropriate, only to find out – after the report is completed – that SBA requires a Phase I Assessment. Here are the types of preliminary assessment due diligence reports. Please call us and we can assist you further (508) 460-6100.

1. ASTM Phase I Assessment

Most lenders will require a Phase I if it's a substantial property and/or the loan amount is significant. In general, the following properties often trigger a Phase I Assessment:

- **Large tracts of vacant or undeveloped land (> 50-acres); very large commercial and office complexes; present or former gas stations, auto repair facilities, mills, industrial facilities; sites with known use of chemicals or environmental issues**

A Phase I Assessment is needed for any party who may claim protection from Federal CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) liability or parties who may receive grants under the EPA's Brownfield program. In addition to many other requirements, the Phase I also requires a review of real estate title; questionnaire forms to be filled out by the site owner and all site occupants; an assessment of the purchase price to the fair market value of the property; and a written explanation if any "data gaps" affect the ability of the consultant to come to an informed opinion about the site. Further, there are minimum requirements for the environmental professional conducting the assessment.

2. ASTM Transaction Screen

As with a Phase I, the scope of work includes a site visit, research and view of surrounding properties, and limited/select municipal research. The Transaction Screen report is much shorter and more streamlined than a Phase I, and does not include Figures or photographs. It was developed in the early 1990s to save due diligence expense on some of the following types of properties:

- **Vacant or small tracts of undeveloped land; residential properties; commercial office or retail.**

3. Database Survey / Database Risk Survey

Both of these products are cursory on-line investigations. They are of limited scope in that no Site inspection or interviews are completed and no records are obtained from municipal departments. The Database Risk Survey also involves the added benefit of the review of available on-line Sanborn Fire Insurance Atlases and assigns a low, medium, or high risk rating based on the data obtained. The Database Risk Survey satisfies the SBA's practice for an initial property assessment. Database Surveys and Database Risk Surveys are often used for:

- **Vacant or undeveloped land; residential properties; increasing the loan amount on an existing note or refinancing.**