



Taking the Appraisal Process from Ordinary to Extraordinary!

Environmental Risk Assessments

COMPETITIVE
FEES



REDUCED
RISK EXPOSURE



CONVENIENCE



An Environmental Risk Assessment evaluates the subject property for environmental issues that could potentially impact the sale, refinance or development of the site. Minding due diligence, which is a necessary component of bank policy, certain properties may need to be assessed for Recognized Environmental Conditions (RECs)

Environmental Report Type - Product Codes

- **Checklist** evaluates residential properties or vacant land (non-commercial) equal to or less than one acre in size. The checklist system used by the FDIC consists of an initial checklist selection form and 16 individual field checklists. The checklist process requires a physical visit and inspection of the property, photos with representative views of the property and any environmentally significant issues. Checklists should be completed in accordance with the FDIC Sample Statement of Work – Environmental Checklists.
- **Phase I**, also called an Environmental Site Assessment (ESA), is performed in conformance with ASTM Standard E 1527-05, and the U.S. EPA All Appropriate Inquiries (AAI) Rule. In some cases, FDIC Statement of Work is also included in scope. The FDIC SOW requires an additional 15 points of assessment over and above ASTM Standards; including items such as Chain of Title (COT) going back to 1940 and asbestos sampling. Phase I inspections have a preferred bulk pricing schedule.
- **Phase II** investigates real property through physical samplings, laboratory tests and analyses to determine the nature and extent of contamination and, if indicated, a description of the recommended remediation method. Phase II inspections use a bid quote selection process.
- **Other** is used if other testing is requested based on RECs such as radon testing, tank tightness/pressure testing, asbestos surveys, etc.

Environmental Risk Assessments may be ordered with appraisals, streamlining the appraisal process, or independently.

For more information, visit our Website at www.valuationmanagementgroup.com or

email us at info@vmgappraisals.com or call us at (678) 483-4420 or toll free at 1 (866) 799-7488.