Greenisms Property and Environmental Inspection Resource Guide

Introductory Letter and Limitation of Liability:

Hello!

Thank you for taking the time to read this guide to completing property inspections.

Please keep in mind that this guide is not intended to be used for any legal purposes, and no liability shall be assumed for the improper use of the information contained herein. Furthermore, no assumptions shall be made pertaining to the completeness of the information within.

The contents of this guide are purely for informational purposes and may be used at the sole discretion and risk of the reader. No responsibility is assumed by Greenisms for the quality, completeness, or content of the information derived from, or products created as a result of this guide.

Greenisms intention in the creation of this guide is to assist prospective landowners, homesteaders, researchers, and others with an interest in sustainability. This guide is composed with a general understanding of the requirements for Environmental Due Diligence Phase I ESAs in compliance with ASTM1527-21 standards. These standards are available for download on www.astm.org (American Society for Testing and Materials)

As such, the information contained herein is designed to be a resource for those looking to learn more about Phase I ESAs and their contents as well as property selection and hazardous site assessments. No part of this guide shall be considered comprehensive; however, I have done my best to include all aspects of the property research process and I have included some of the available resources so that this guide can save the reader money and time when completing their due diligence reports.

Greenisms is happy to review and/or consult on the information obtained via this assessment for a small fee or donation upon request! If you have enjoyed this presentation of information, and if you have saved time or money because of it, Greenisms would love to hear from you!

Please email Kevin@Greenisms.com for more information or with questions.

Kevin Bolland

Www.Greenisms.com

Environmental Education

Content Development and Writing

@happylittlefishes

Note: No part of this guide shall be considered comprehensive. Please consider all contents to be for informational purposes only. No warranty or guarantee on any of the information obtained in or from this guide is provided. All elements and sections of this guide are to be considered a summary overview of the total content available on the subjects discussed, and all enclosed information has been obtained from publicly available resources. The opinions and associations of the agencies and websites linked herein do not represent the views of Greenisms. Please read all website disclaimers and conditions of use on all external sites prior to reliance on any information.

The Basics - What is "Environmental Due Diligence":

Generally, a ***Phase I Environmental Site Assessment*** is part of a suite of real estate due diligence reports that must be completed prior to the completion of a real estate transaction. Usually these due diligence documents are required for commercial transactions, but may occasionally support residential transactions as well. Depending on the circumstances of the transaction, Lenders or Banks may be ordering the report in order to determine the potential for *environmental risk or contamination* that could potentially lead to liability or other concerns down the road.

Real Estate types that require Phase I ESAs include, but are not limited to:

Commercial Buildings, High Rise Buildings, or Multi-Tenant Spaces

Multi-Family Developments such as Apartment Complexes and Lots for Condos or Townhouses

Multi-tenant Multi-Use Properties without Structures that may be developed for a business

Industrial Developments or Former Properties Used in Production Industry

Plazas, Malls, Town Centers (Past and Present Dry-cleaners are important notes for Phase I's)

Gas Stations (or property on which the potential for a former gas station exists)

and more. This is environmental historical detective work!

The completion of these reports (and depending on their conclusions) ensures that environmental liability is not inherited by an "innocent landowner" as defined by the ***Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)***. A Phase I ESA may generally be relied upon by a prospective purchaser to qualify for the "innocent landowner defense" in the case of environmental contamination. Otherwise, a bank or lender may rely on a report like a Phase I to minimize their exposure to Liability, as described below.

Liability:

Essentially, this means that a prospective purchaser or a bank, lender, developer, or someone else financially invested is performing their due diligence to ensure that any potential contamination on the "*subject property*" is assessed, and liability for said contamination is assigned to the proper party, and not inherited by a purchaser after the transaction has been completed.

Typically, the main goal of a Phase I Due Diligence report is to investigate for prior infractions and potential contamination of a property. There are some specific contaminants that are more important than others though.

These contaminants are described in detail in the Contaminants of Concern section below.

Cost:

A Phase I ESA (in order to be legaly recognized) requires a physical site assessment be performed, and that documents from local agencies be reviewed in full.

Because this can be an involved process, a FULL Phase I for an average property may cost a few thousand dollars. Usually between $1,500 and $6,000 depending on the accessibility and complexity of the site.

In MOST cases, there is not much to be found, and a Phase I can be completed in less than 10 business days. Some projects require more and some less, but in general, properties that are located in larger cities are easier to complete because of access to information.

Value:

In some cases where contamination has been discovered, the liability that may be *avoided* by the completion of a Phase I may be on the order of *hundreds of thousands of dollars*.

Some **Contaminants of Concern (COCs)** are very serious and pose great threats to human health when left unchecked. *In the worst of cases, these contaminants can damage entire regions and kill thousands of organisms*.

Other things that may be identified by a Phase I (but are not required by the ASTM standards) could include potential hazards like Asbestos, Lead Based Paints, Mold, Water damage, Termite damage, and more.

A Phase I ESA is both due diligence research that benefits the prospective landowner AND avoidance of environmental liability associated with contamination that may exist on-site. Once this information has been collected once, most of it remains accurate for the entire lifetime of a property.

For instance, a properties parcel number, geology, elevation, flood hazard zone, and distance from town are pieces of information that will not change, and retain accuracy well.

However, some information, like occupancy percentages, tenant history, building size, zoning, and demographic information are pieces of information that must be recollected every few years to retain accuracy.

Some of the information in the due diligence process retains value indefinitely and can be reused for many purposes, or even relied on for nearby projects. The organization of the information is what matters most. Therein the value is found.

Please consider filling out the enclosed questionnaire that will help you identify the pieces of information that hold the most value to you, and may be unknown on a typical property real estate listing.

Value For Homesteaders and Sustainability:

Taking a step back from the legal description, lets just call this report what it is:

Property Research

Summarized information can only be as accurate as there is number of sources it comes from. But as a general idea, these reports can assist a researcher in collecting or organizing important information.

Furthermore, this information is deeply intertwined with the Phase I process. By collecting and holding this information, you can present a largely complete picture of a property to prospective buyers or sellers.

For Instance:

Soil types may be important for a Bank so they can provide earthquake insurance, flood insurance, fire insurance, liquefaction potential, and more. BUT! It is also very important for a gardener or homeowner for all of those reasons and more. Soils in hardiness zones where plants can grow is different than soils that are rocky and dense. Listing the soil type is required in a Phase I, but it only takes an inference to discover more information that may be useful.

Slope, Moisture Content, Annual temperature, Sunlight Exposure ,and **Aspect** (angle at which sunlight impacts the ground), are all pieces of information derived from soil charts and similar databases.

Another Example:

If bugs aren't your thing, you can identify places where there are more or less of them on a seasonal basis, based on land types nearby. That information is deeply intertwined with **flood zone, annual temperature changes, surface water availability**. Locality to storm drains or channels, and oftentimes, even smell!

Farms often have animals that can lend entire regions sights, sounds, smells, and characteristics often unexpected and unwanted by some, but relished as part of country life for others. These operations and conditions are often identified in Phase I's.

One More Example:

Airline noise pollution, traffic congestion, wildfire hazard exposure, and many other factors are not included directly in a phase I, but can be identified through the process. Does the property have good parking availability? Is an airport nearby? Are there land uses surrounding the property that may emit sounds that you find disturbing? Phase I's will list all of the adjacent neighbors, and their property use. That information can be useful to a prospective tenant and make your listing more or less valuable. Some of this information, when framed for the right reader, could be vitally important and may be found through foundation of a Phase I.

List of Contaminants of Concern (COCs):

There are thousands of organic, inorganic, synthetic, natural, unnatural substances that may represent a potential risk to human, animal, or plant life. Many of these substances are identified in detail in lists available through the Department of toxic Substances Control (DTSC) Website.

A List of the most common and most important hazardous substances is included in the Clean Water Act and CERCLA Hazardous Substances Lists, Seen in Table 116.4 A "List of Hazardous Substances" and Table 116.4 B "List of Hazardous Substances by CAS Number" Available Here: https://www.ecfr.gov/current/title-40/chapter-I/subchapter-D/part-116#116.4

For the purposes of real estate, bare in mind that the chemical terminology for gasoline, diesel fuels, and other refined petroleum products like oils and greases is typically denoted by the acronym Volatile Organic Compounds (VOCs). These VOCs and other substances like pesticides, herbicides, acetone, and cleaning chemicals like Trichloroethane, Thrichloroethylene, and Tetrachloroethane are major concerns due to their potential to spread and contaminate large areas.

Generally speaking, contamination on property can be mitigated through the application of elbow grease. i.e. lots of regulatory oversight and official reporting. In some cases, finding a place that isn't contaminated might just be the easier route. In some other cases however, contamination on a property may be restricted to a very small area. Each property is different and has it's own history. This is why Environmental Due Diligence is completed.

American Society for Testing and Materials (ASTM) 1527-21

Typically these due diligence reports may be legally relied upon for a term of 180 days prior to the completion of a real estate transaction. However, If the report is greater than 180 days old, but less than 1 year old, a comprehensive update may be sufficient to maintain the legal validity of the report.

After a term of 1 year, the Phase I must be re-completed in order to qualify for the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) "innocent landowner" defense. The process of evaluating a property for the presence of contamination is known as **"All Appropriate Inquiries" (AAI)**.

By completing a Phase I ESA prior to the acquisition of a property, the prospective owner avoids potential liability for contamination that may be present on site.

***Note: according to ASTM 1527-13 standards, a Phase I ESA must be completed by an Environmental Professional (EP) as defined by the Federal Code of Regulations (40 CFR § 312.10 – Definitions).**

Results – How to Interpret the Conclusions of a Phase I ESA

When a Phase I is read by a client, the most important pages of the document include the Executive Summary and the Conclusions. These sections are typically broken up into descriptions of the property and the conditions on-site. Typically divided into four categories:

Recognized Environmental Conditions (RECs) – These are the most critical because they represent a current condition that may be potentially hazardous on the property or a nearby property. These conditions may have a direct impact on the usability, habitability, or value of the subject property.

Controlled Recognized Environmental Conditions (CRECs) – a REC that is known prior to the completion of the Phase I ESA by relevant agencies or other parties and may be undergoing remediation at the present time. CRECs are also called out when hazardous substances are known, identified, and allowed to remain on the property in question. Usually CRECs are identified through regulatory records searches or by observing the operations at nearby properties and learning about the history of operations on and off-site.

Historical Recognized Environmental Conditions (HRECs) – Historical in nature, usually referring to a past hazardous condition that has been rectified. Usually this refers to conditions that used to represent a significant problem, but have since been remediated or cleaned up.

Environmental Issues or Environmental Concerns – typically these are related to de minimus (limited hazards that do not pose a significant threat to health and safety) conditions, or, in other words, conditions that may represent a potential future concern or problem if left unattended. Generally these can also include out of scope conditions such as the presence of asbestos or lead based paints. Otherwise, these would be represented by petroleum or other hazardous substances that are present on the project site but have not been released to the environment (i.e. the presence of an underground storage tank, or aboveground storage tank with no record of releases). These conditions are worthy of mention, but do not necessarily constitute a significant hazard at the present time.

Please be aware that **not all RECs will require a Phase II** (geotechnical subsurface soil/groundwater investigation). Many times, a REC will represent conditions on site that may restrict the usefulness of a property until remedied through natural or engineered means (this may be as simple as "leave it alone and make a note of it" or as complicated as "excavate all of the contamination and perform soil vapor extraction, groundwater remediation, and contaminant disposal under the oversight of regulatory agencies in perpetuate"). In such cases, the EP, site engineer, architect, et al. can determine a best course of action and may bring in experts from other disciplines. In some cases, RECs may be somewhat obvious as a result of former operations on a property that are well documented. Some of these sites become funded by the government for cleanup due to scale or some other concern. Some of the most serious sites to watch for include federally managed properties like **Brownfield sites or Superfund sites** (discussed later).

However, an EP is qualified to find and assess potential RECs that are not obvious and may represent significant subsurface conditions that limit the usefulness of a property. An assessment of these conditions is completed through the collection of data pertaining to a project site.

Other Relevant Reports:

There are other types of due diligence reports may be completed by anyone, although they may not stand up in court if reviewed legally.

Desktop/Database Reviews are typically conducted 100% remotely from the property in question, but not always.

Some of these reports are more involved than others and can contain vastly different information. Each of the reports has a specific focus and can be relied upon for information that may be hard to find otherwise.

Companies that focus on data and information can provide great suites of tools to streamline the production and effort of a Phase I.

Some of the tools like EDRs LightBox, and Radius Reports, include collections of information to make searches easier. Hazard Proximity, Elevation, Soil Type, Fault Lines, Etc. These reports are costly in some cases, and can be confusing to read. Desktop review reports can condense this information into digestible points that help others make better decisions.

Typical Reviews:

Database Records Reviews, Records Search and Risk Assessments (RSRAs), Historical Records and Database Reviews (HRDRs) and others. Most of these reports are completed by companies that up-sell clients into more complete reports like Phase I reports, Phase II investigations, Property Condition Assessments, and other services that help make the real estate transaction seamless and smooth. Packaged, neatly and made in sigular and cohesive formats, these reports can be invaluable when dealing with large portfolios or problematic sites. Much of the time, however, sites can be pretty simple and small time.

It is always best to rely on a qualified ***Environmental Professional*** as defined by the ASTM standards to complete these works because they possess the required knowledge to properly analyze the findings and research to make an educated conclusion. In some cases, the "Responsible Party" may have a specific project manager assigned to the site.

The definition of an Environmental Professional is provided as Attachment 3. As for desktop reports, they can be completed for the sake of assessing a property to determine if a full Phase I or Phase II is necessary, but will not likely be sufficient to invoke the innocent landowner statute.

Overview of the Phase I Environmental Site Assessment (ESA) process:

The following list may be completed by anyone with a computer and access to the internet. About 70%-80% of a Phase I ESA can be completed independently and remotely.

By completing the following checklist/guide and addressing each of these steps, you are performing all of the essential research for the completion of a Phase I ESA. Once a client is secured the following steps compose an overview of just the due diligence part of the transaction. However, as noted above, a **Phase I ESA is only valid if completed or signed by an EP, and includes a physical site assessment, wherein a professional assessor photographs a minimum of 10% of all accessible rooms (if applicable).**

Step 1: Identify the Subject Property and All Buildings Located on Site

Step 2: Agree on Scope of Work (SOW) and Timeline

Step 3: Engage Researcher/Environmental Professional to Perform the Phase I ESA

Step 4: After Scope of Work (SOW) and payment is agreed upon, use a template in which to present the following information that you can find online.

Step 5: Send a questionnaire to the most knowledgeable individual regarding the property in order to obtain the "Subject Property" address, Assessor's Parcel Number (APN), and any specific property information they possess.

Step 6: Obtain historical information and property reports, title reports, city directories, sanborn maps, aerial photographs, topographic maps, and summaries for all surrounding properties

Step 7: Compose or populate template report with applicable information to provide a lender or insurer with a detailed summary of all activities on the property at least once every 5 years since any structure was erected on the property. (See below)

Executive Summary

Include the following details in a paragraph format:

Subject Property Address:

Nearest Cross Streets:

Property Use: (i.e. multi-family, commercial, industrial, etc.)

Land Acreage (Ac):

Number of Buildings:

Number of Floors:

Gross Building Area (SF):

Net Rentable Area (SF):

Date of Construction:

Assessor's Parcel Number (APN):

Type of Construction: (Wood-framed, steel framed, concrete tilt-up, etc)

Number of Units:

Current Tenants: (Obtained from City Directories)

Site Assessment Performed By: (preferably performed by an Environmental Professional)

Site Assessment Conducted On: (date)

Reason for Concern (if applicable):

The information in the report is typically obtained from local governments or from agencies with records of the property.

Websites and Sources of Information

Research and analyze the history of the property using the following resources and links:

**Almost all of the information in this step can be obtained by paying a fee to EDR for a radius report. Found here: https://edrnet.com/prods/edr-radius-map-report-geocheck/*

•Aerial Photographs: https://www.historicaerials.com/viewer

•Topographic Maps: https://www.usgs.gov/core-science-systems/ngp/tnm-delivery/topographic-maps

•Soil type and conditions on the property: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

•City Directories: (ASTM standards mandate searching for records at minimum for every 5 years for the whole known history of the property or else call it a "data-gap")

•Sanborn Maps (if available): (also known as Fire insurance Maps, hand drawn, laserfische, scans, municipal or county databases, prior to 1960's only)

•Flood Zone Maps of the property and surrounding area: https://msc.fema.gov/portal/home

•Ownership Information: (all title transfers is useful, but not necessarily required. Active Operations on the subject property are more important)

•Hazardous sites nearby: (in **CA** Only: https://geotracker.waterboards.ca.gov/ , https://www.envirostor.dtsc.ca.gov/public/ , https://siteportal.calepa.ca.gov/nsite)

•Historical uses of the property: (what businesses or structures have occupied the site in the past?)

•Any Above Ground Storage Tanks or Underground Storage Tanks (ASTs or USTs), containers of hazardous materials (like 55-gallon drums), or dry cleaners ever present on site? (this includes hydraulic fluid or transformer fluids called PCBs):

•Utility Provider Information (Trash, Water, Sewer, Gas, and Electricity): (city/county/region specific)

•Water Quality Information (obtained by Googling "Water Quality Report 'Name of City or County' 'Most Recent month or year'":

Complete these steps before the site assessment is scheduled:

File **"Freedom of Information Requests" (FOIAs)** with the following local agencies that have jurisdiction over the property:

Fire Department (any hazards on or adjacent to the property?) (sometimes called the Certified Unified Program Agency - CUPA)

Health Department (any hazards on or adjacent to the property?)

Building/Planning Department (historic building permits to determine age and size)

Assessor's Office (to obtain APN, site plans, maps, and ownership info, if not provided by the client)

State Historic Preservation Office (to determine if the property is historical in nature)

Record results of the FOIA requests in the report. Whether information was found or not. Even if the agency doesn't get back to you. Record that you sent a FOIA to them and that you received no records or no reply. Include the date of the request. In some cases, include the FOIA request itself in an appendices.

Schedule/Perform the Site Visit:

Interview current owner, property occupants, site managers, past owners and occupants, and any other relevant individual who has knowledge of the property **while on-site, and over the phone.**

Perform a site visit to determine the current conditions on the property. Take photos of the property and the adjacent properties to be included in the report (looking for hazards, indications of underground storage tanks, spills, or anything that may be a problem for the future owner)

Obtain Material Safety Data Sheets (MSDS) for all potentially hazardous materials on site (if applicable).

Based on age of the property (**if built prior to 1978** specifically), to determine the likelihood of asbestos and lead based paints on the site.

(if an in-person review is required) Review local regulatory databases for information pertaining to the property and immediately surrounding area. Summarize potential properties or listings of concern in the Phase I report.

Note: If spills, releases, or other events involving hazardous materials have occurred on or adjacent to the property, records must be thoroughly searched and reviewed. If contamination is determined to **not** officially been cleaned up (look for a **NFA** - no further action letter from the regulatory agency with responsible oversight), the conclusion is a *Recognized Environmental Condition (REC),* and a Phase II subsurface investigation is likely required to determine if the presence of hazardous materials in the soil represent a health concern for the buyer or prospective occupants.

Determine if there are any other potential hazards on the property. Things including Asbestos, Lead based paints, household quantities of cleaning chemicals, Radon Gas (in the soil – found by googling Radon Map of 'name of a city or state') etc. and 'write them off' by saying they pose little to no threat to the overall safety of the individuals utilizing the property (unless of course these materials ARE threatening to public safety). This is called an "environmental issue" and is something the vested individuals should know about.

Concluding the Assessment:

Reference all sources used for the report.

Authors Name. Date (of publication). Specific Source Title (Italicized). Obtained From:

Accessed On. (Date)

Appendices:

Appendix A

Photos taken On-Site with descriptions of features and locations

Appendix B

Aerial Photos; Reviewed with comments on what is observed in the opinion on the professional

Appendix C

Topographic Maps; with dates and labels

Appendix D

Site Plans (if applicable)

Appendix E

Sanborn Maps

Appendix F

Freedom of Information Act Requests (FOIAs)

Appendix G

Documents Obtained and Reviewed

- G1 Building Permits,
- G2 Water District Information
- G3 Fire Department Records
- G4 Former Environmental Reports

Have an ***Environmental Professional*** read, QA/QC the report and sign off on the document to make it legally solid.

Obtain Liability Insurance if you are providing professional services to clients.

Attachment 1:

Environmental Site Assessment Questionnaire

**Required as an attachment in a Phase I ESA*

Please complete to the best of your knowledge. For those questions that are not applicable, please respond with an "N/A".

For those questions that are unknown, please respond with "unknown".

1.PROPERTY INFORMATION:

Property Name:

Property Address:

City:

State:

Zip:

Assessor's Parcel Number:

Property Owner & Contact Information:

Date Property Owner Purchased:

Key Site Manager & Contact Information:

Maintenance Supervisor & Contact Information:

COMPLETED BY

Signature:

Date:

Printed Name:

Relation to Subject Property:

PREVIOUS INVESTIGATIONS

Have any previous environmental investigations been performed at the property, including Phase I ESAs, Phase II Subsurface Investigations, Remediation, Asbestos or Lead-Based Paint surveys?

(If yes, please provide copies)

PROPERTY DESCRIPTION

Property Size:

Number of Building(s):

Number and Type of Unit(s)

Number of ground floor units:

Size of Building(s):

Date of Construction:

Date of Addition(s) / Renovation(s):

Property Type: *If Pre-1978, are Lead Pamphlets (EPA Protect Your Family from in Your Home Guide) being handed out to tenants?

Historical Use of Property:

SURROUNDING PROPERTY USES (Include Roadways)

Are you aware of any potential environmental concerns associated with surrounding properties?

If yes, please describe:

Please Identify the Address and Name (if applicable) of the **adjacent properties located to the:**

North:

East:

South:

West:

UTILITIES & SERVICES

Please provide the name of the utility or contractor providing the following:

Electric:

Gas:

Potable Water:

Sanitary Sewer:

County:

Bio-hazardous Waste (if applicable):

Elevator Maintenance (if applicable):

Used Grease (if applicable):

Hazardous Waste (if applicable):

Solid Waste (if applicable):

Medical Waste (if applicable):

Other contractor provided service(s):

ON SITE OPERATIONS INFORMATION SHEET

Description/Name:

Property Address:

Property City / State / Zip:

Inspection Completed By:

Date of Site Assessment:

Name of Escort: (*Remember to get their card)

Stored Chemicals Take Photograph of MSDS and include all relevant information to research if needed

1.

2.

3.

4.

Underground Storage Tanks

(Include Size, Capacity, Location, Status, Condition, Age, and Content of all Tanks)

1.

2.

3.

4.

Aboveground Storage Tanks (Gasoline, Diesel, Oil, etc.) (please specify quantity)

Emergency Generators

Spills or Releases (greater than 5-gallons)

Dump Areas / Landfills

Waste Treatment Systems

Clarifiers / Separators Vents / Odors

Floor Drains / Sumps

Take Photos of all observed

Stained Soils - Take Photos from multiple angles

Electrical Transformers: Pad-mounted / Pole-mounted?

Hydraulic Lifts / Elevators: Identify the Condition of the Equipment and photograph the elevator room, and log sheet

# of Elevators?_____

Dry Cleaning Operations

Oil / Gas / Water / Monitoring Wells

Water Supply Wells

Environmental Permits

Abatement Activities

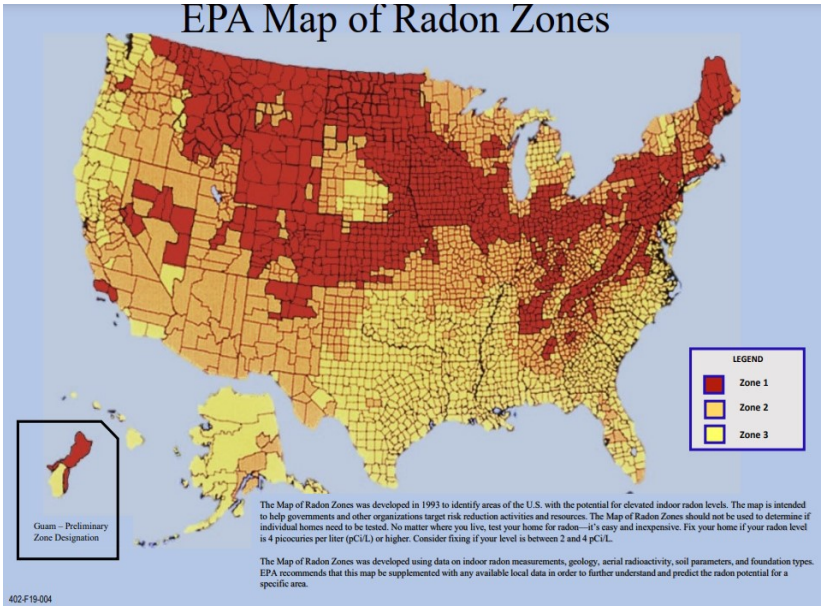
Asbestos/Lead/Mold

Water/Fire Restoration

Mitigation Activities

Subsurface cleanup(s)

Vapor Intrusion (i.e. Methane)



What EPA Radon Zone is the Property In?

Note: MFR Subject Properties located in Radon Zones 1 and 2 may require indoor air quality reporting on any ground level residential units. To comply with EPA indoor AQ Requirements for health and safety. PowerPoint Presentation (epa.gov)

Attachment 2: Freedom of Information Act Request Template

Instructions: *Copy and paste the below letter into an email to each agency from which records are required, and alter the sections specified to reflect names of the agencies and contact points.*

Hello,

My name is _____.

I am writing you to request public records for the property located at the address <address>, <city>, <state>, <zip>.

This property may also be identified by the Assessor's Parcel Number <APN>.

I would like to review any and all documentation you may possess with regard to the current and historical uses of the property for the purposes of conducting a Phase I Environmental Site Assessment (Environmental Due Diligence Report). In particular, I am looking for information pertaining to the past and present use and disposition of potentially hazardous materials that may have existed on the property at any time in the past.

Records relating to past and present operations and potential hazards on the property would be very useful to me in completing this project. If the aforementioned records are available via digital means, please email them to the following address at your earliest convenience. Alternatively, please direct me to resources where they may be found.

If digital copies are unavailable, please contact me to arrange a time for an in-person review of the available records. Thank you so much for your time. Please contact me at any time if you have questions or need additional information from me to complete this request.

Sincerely,

<Your Name>

<Your Contact Information>

Greenisms Real Estate Strategy Tactics Survey:

***Optional for Residential or No-Development Commercial Sales.**

*Please Fill In the appropriate box for each topic to estimate areas where more information is needed:

Aesthetics (site description)

Local Area -

Regional -

Air Quality

Local Area -

Regional -

Important Local/State/Regional Guidelines & Laws

Building Setback Requirements -

Size of House Requirements (min/max SF) -

HOA Fees -

Water Availability / Schedule / Restrictions -

Pet Friendly (dogs/cats) -

Property Use Restrictions -

Marijuana Legality Status -

Local Climate Descriptors

Monthly Temperature Averages -

Humidity Averages -

Storm Frequency -

Flood Potential for Local Area -

Flood Potential for Regional Area -

Biological Diversity

USDA Hardiness Zone [USDA Plant Hardiness Zone Map] -

List of Common Native Plants -

List of Common Invasive Plants -

List of Endangered Species in the County -

List of habitat types near the property -

Cultural Resources and Information

Native American Resources -

Protected Heritage Sites -

Cultural Points of Interest -

List of Museums Nearby -

Demographics

Local Population Demographics -

Regional Population Dynamic -

Political Leanings -

Economic Health of the Region -

Environmental Justice Communities Nearby -

Food Availability / Seasonal Specialties

Distance to Grocery / Markets -

Distance to Restaurants -

Geographical / Geological Informational

Description of Soils and Formations -

Alquist-Priolo zone -

Topographic Maps -

Flood Zone / Landslide Potential [FEMA Flood Map Service Center | Welcome!]

Liquefaction Potential [U.S. Geological Survey Map Viewer (usgs.gov)]

Soil Type and Suitability [Web Soil Survey (usda.gov)]

Hazard Assessments Substances or Environmental Concerns

*List of former Reports or Actions

Remediation or Attenuation of Hazardous Substances

Asbestos -

Lead Based Paints -

Allergies / Exposure -

Historical Assessments of the Region -

Aerial Photographs

Sanborn Maps

Land Use and Zoning Plans

Property Information -

Zoning Code / Definitions -

Property Laws and Codes (setbacks, height, disposal of things, etc.) -

Noise Measurements and Information -

Traffic / Roads

Major Road Names -

Number of Lanes -

Condition of Pavement -

Air Traffic Routes Nearby

Nearest Airport -

Nearest Intl. Airport. -

Access and Distance to Cities

City Name -

Population -

Distance -

Industrial or Commercial Areas Nearby

Distance -

Public Services Available -

Medical Offices / Hospital Name

Emergency Services -

Reviews and Specialties -

Distance to Medical Services -

Schools

Name (school type) -

Distance -

Rating -

Cost -

Bus Service / Commute Distance

Nearest Gas Station -

Nearest EV Charging Facility -

Served By _Taxi / Lyft / Uber -

Utility Providers (found in Phase I Report)

Name(s) -

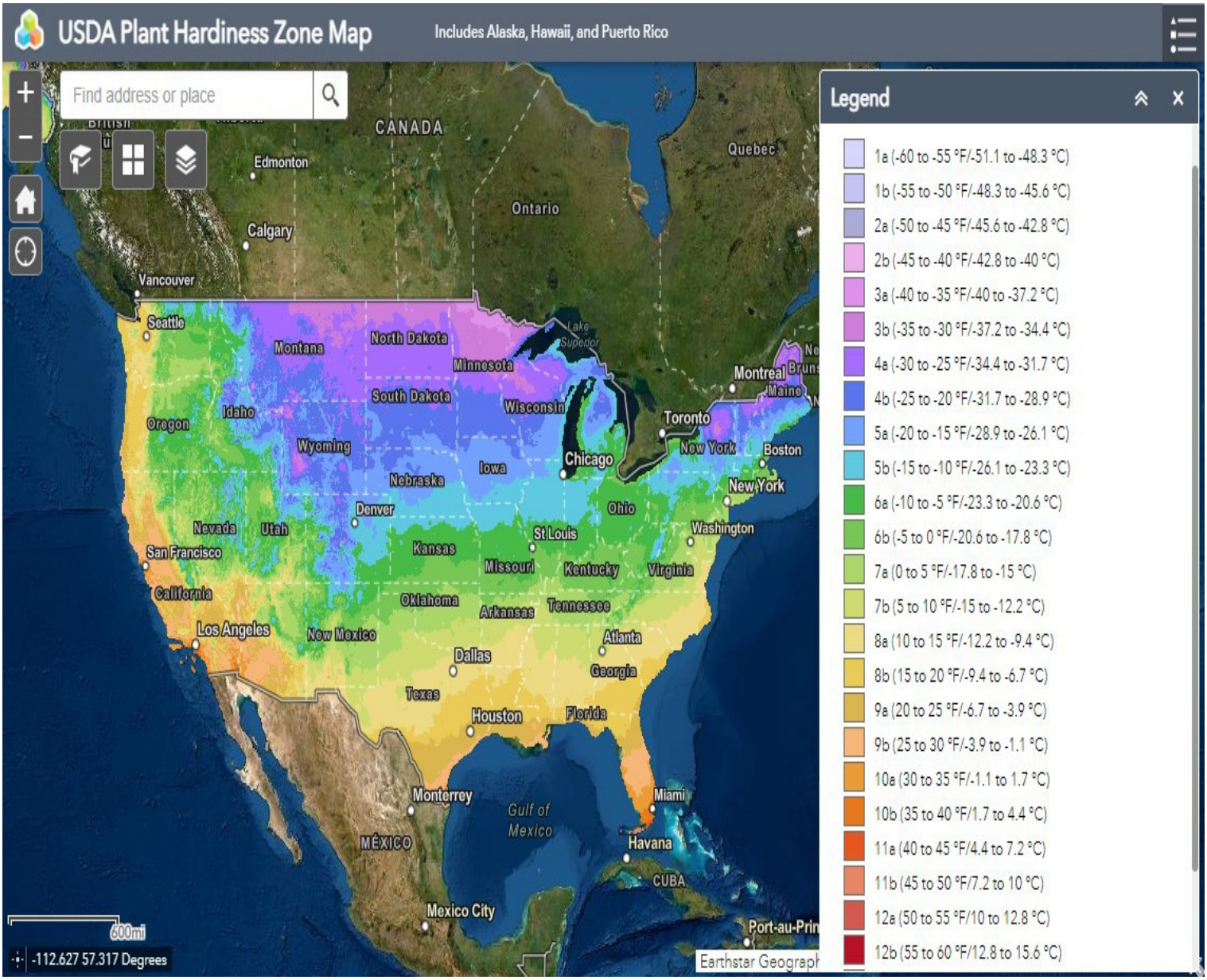
Rating -

Location -

Contact Information -

United States Plant Hardiness Zone Map –

Climates most suitable for Homesteading are typically identified within the hardiness range from 5b – 11b, with IDEAL conditions found in the range of 7b to 9b.



The USDA Plant Hardiness Zone Mapper helps people identify the ideal plants for their garden.

USDA Plant Hardiness Zone Map

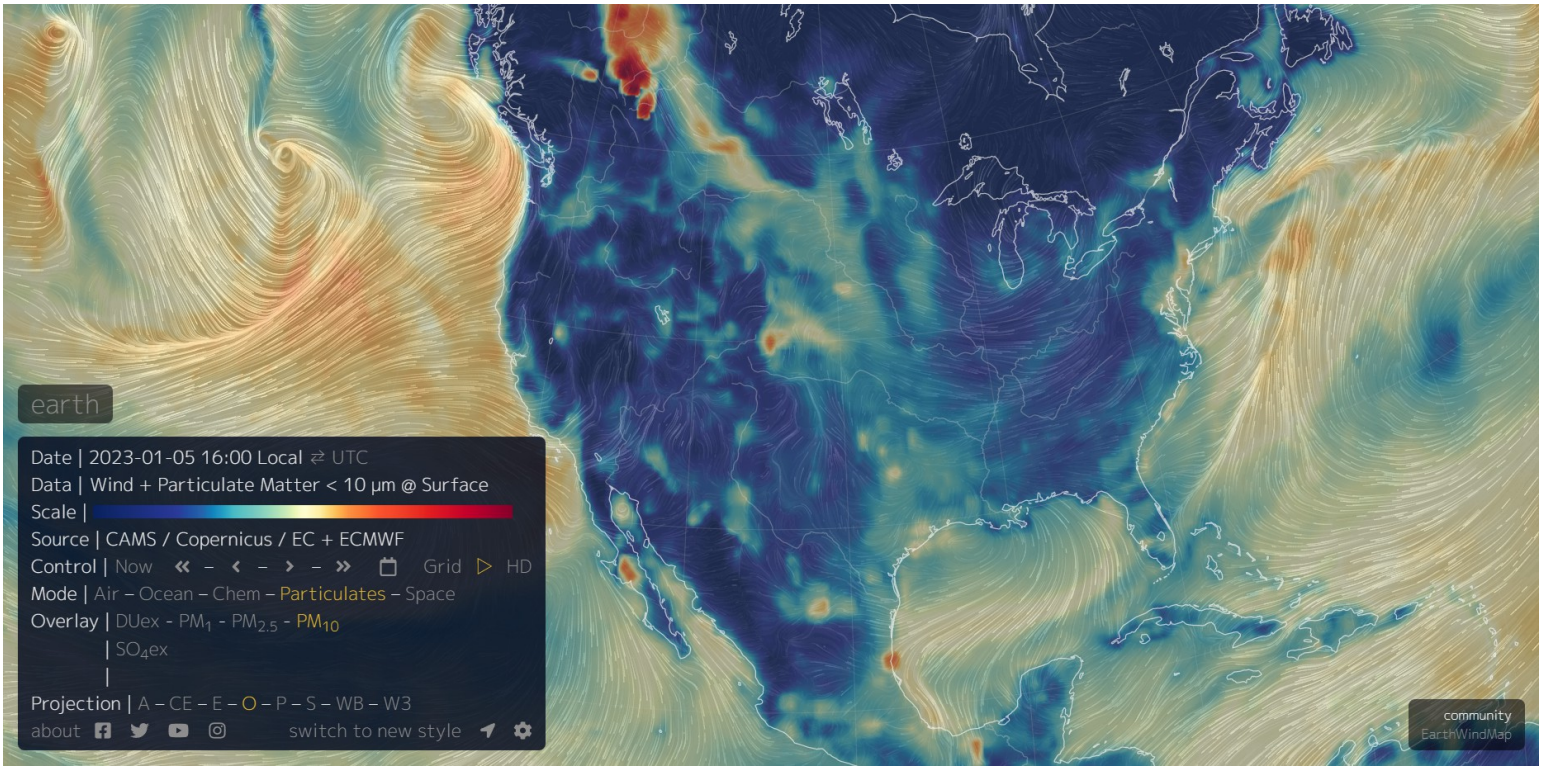
EnviroAtlas | US EPA

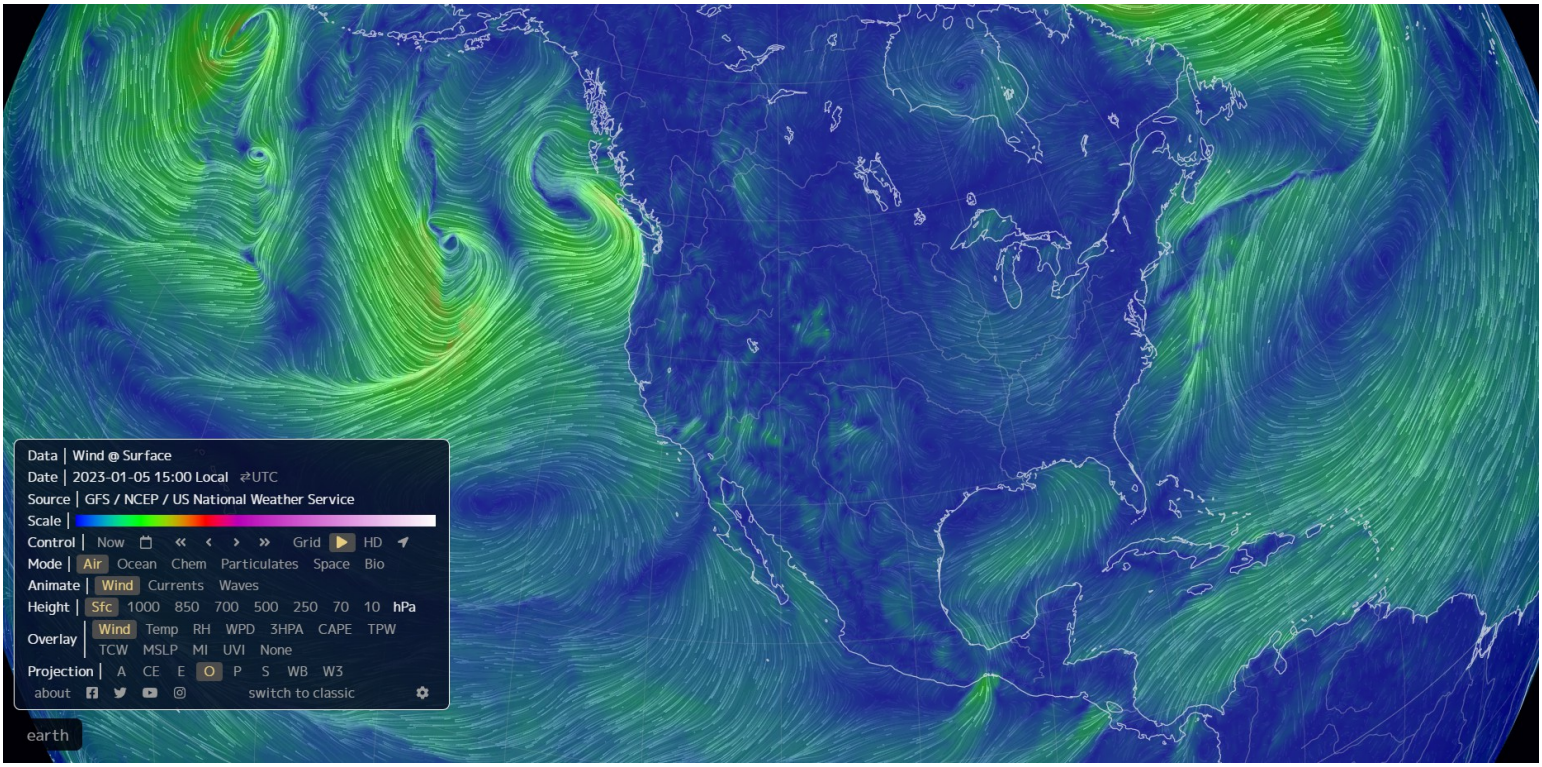
The United States Environmental Protection Agency has developed a database full of important and useful information that can be added to a map as an overlay with no GIS experience required. Simply navigate to the EnviroAtlas and then add the data you are looking for.

Maps of Air, Ocean, Chemical, Particulate, and Space Movements

[earth :: a global map of wind, weather, and ocean conditions (nullschool.net)]

This tool allows you to regionally identify incoming air, water or temperature changes and overlay the map with a beautiful interactive and moving depiction of the specified subject matter. Particulate matter, air moisture, ocean currents, and more!





Note: No part of this guide shall be considered comprehensive. Please consider all contents to be for informational purposes only. No warranty or guarantee on any of the information obtained in or from this guide is provided. All elements and sections of this guide are to be considered a summary overview of the total content available on the subjects discussed, and all enclosed information has been obtained from publicly available resources. The opinions and associations of the agencies and websites linked herein do not represent the views of Greenisms. Please read all website disclaimers and conditions of use on all external sites prior to reliance on any information.

Conclusions:

Thank you for taking the time to read and consider the information in this guide.

Community closeness and sustainability are interrelated and will shape the future of sustainability in the United States and around the world. Through the consideration of the perspective of others, Greenisms hopes to create pathways for sustainable changes in the marketplace that will help restore our species diversity, our food security, our relationship with nature and farm fresh foods, and each other.

Although Real Estate is often the most costly investment we will ever make, Greenisms believes that the value of the land and our natural resources is limited only in our ability to interact with and understand it.

If real estate is where we spend our lives, then it is best to become an inhabitant of the environment too.

By learning about our home and the place where we experience and foster community, we can contribute to the betterment and refurbishment of our shared environment one property at a time. Together.

Consideration AND acceptance of our differences is essential to create pathways to civil conversation and forward progress. Working together and sharing common resources in a community is much more sustainable than "doing it all yourself" and "living in a state of disagreement".

Greenisms is founded, funded, and personally maintained by Kevin Bolland, but is focused on helping others find their dream community. If you enjoyed this guide, please consider donating! Doing so will help me, my family, and my community achieve common goals.

Thank you,

Kevin Bolland

Kevin @greenisms.com

714-308-4156

Paypal.me/kevinbolland1