

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

Applicable legislations:

Evaluation of Site use restrictions followed the Ministry of the Environment (MOE)

“Records of Site Condition – Part XV.1 of the Act”, 2009 (O. Reg. 511/09)

Phase I ESA report format followed the Canadian Standards Association (CSA) “Z768-01 Phase I Environmental Site Assessment”, 2001.

Oakhill has been performing Phase I Environmental Site Assessments (Phase I ESA) since 1994. Oakhill personnel carry the Qualified Persons designation from the Ministry of the Environment (MOE), and are experienced in performing hundreds of Phase I ESA investigations.

In recent years prior to issuing any financial loans, banks and other lending institutions, have required Phase I ESAs to be completed. In our experience, even those who do not require financing, still request Phase I ESAs. This process helps identify potential liabilities to the property for both the buyer and lender.

The objective of the Phase I Environmental Site Assessment (Phase I ESA) is to determine if any past and/or present uses of the property and adjacent lands have caused any “recognized environmental conditions”.

How Oakhill Can Help:

Oakhill has successfully completed hundreds of Phase I ESAs for various clients, both buyers and sellers.

The typical scope of work for a Phase I ESA includes:

- Review of historical background information via: an EcoLog ERIS database search; an HEIRS fire insurance plan search; an examination of topographic, geological and Hydrogeological maps; an aerial photograph search and interpretation; a land title search, and a Vernon’s business directory search;
- Conduct a site reconnaissance: documenting observations of the building interiors, site grounds, and adjacent properties; and
- An interview with the property representative.

Don’t get caught buying someone else’s environmental liability. Let Oakhill help you with a free, no obligation quote.