

ENVIRONMENTAL DUE DILIGENCE

What is Environmental Due Diligence?

Preventative due diligence steps should be taken before the purchase, sale, or redevelopment of a property to eliminate unnecessary liability. RiskCheck conducts assessments to verify or refute any sources of environmental contamination on or around a given property of interest. The reports generated from our assessments will provide you with sound environmental analyses and information when making critical decisions.

ELIMINATING POTENTIAL LIABILITIES

Potentially Contaminating Activities (PCAs) can be causes for environmental concern and may warrant further investigation. These activities can include, but are not limited to:

- Commercial Auto Body Shops
- Gasoline and Associated Products Storage in Fixed Tanks
- Ink Manufacturing, Processing or Bulk Storage
- Operation of Dry Cleaning Equipment
- Rail Yards, Tracks and Spurs

WHAT WE DO



ASSESS

Assess your property to identify existing and/or potential environmental hazards that may affect current occupants and/or future resale or redevelopment prospects.



SUPPORT

Provide ongoing support to explain the environmental recommendations for your property and address any questions or concerns you may have.



COMMIT

Commit to providing you with competitive pricing and a final report that is easy to understand and accepted by major financial institutions.

LIST OF SERVICES

PHASE I ESA

- Non-intrusive, visual inspection via site visit
- Hazardous materials identification
- Regulatory database searches for records at the given property and neighbouring properties

PHASE II ESA

- Intrusive investigation of the environmental conditions at the given property
- Borehole drilling
- Monitoring well installation
- Soil and groundwater sampling and analysis

ENVIRONMENTAL COMPLIANCE

- Phase III soil remediation
- Underground storage tank removal
- Groundwater monitoring programs
- Peer reviews
- Records of Site Condition (Phase I-III)institutions.

QUICK FACTS:

- RiskCheck is licensed with the Professional Engineers of Ontario
- RiskCheck reports are accepted by major banks and lending institutions
- All RiskCheck projects are supervised and reviewed by senior staff members
- RiskCheck is continuously adapting to standards set within our industry