

Environmental 4 QUESTIONS to ask **BEFORE INVESTING** in a Property

1

Has Due Diligence been performed on the property previously?

If so, get a copy and ask your environmental consultant to review it. Even though your consultant will do their own investigation, past due diligence reports can yield valuable information early in the decision-making process.

2

What was the property used for, past and present?

Your environmental consultant will be able to tell you whether or not you should be concerned with the type of activities conducted at the site and the types of contaminants that may be present as a result.

3

Are there outstanding fines or enforcement actions attached to the property?

How you negotiate the deal — and how much you'll be willing to pay — will depend on the answer.

4

Will the seller allow you autonomy in environmental compliance decisions?

ESA has seen numerous environmental remediation projects get hit with dramatically increased costs and delays because the buyer agreed to third-party approval of the work performed.