

Creative and Comprehensive Desktop Solutions

When a Site Inspection is Not Required

At CREtelligent, we strive to provide optimized services, improved decision-making analytics, and decreased app-to-loan approval times.

When circumstances limit on-site property inspections, EnviroScreenPRO™ provides everything else a borrower expects from a gold-standard commercial real estate due diligence investigation.

Supercharged Desktop Report

Introducing EnviroScreenPRO™, an evolutionary leap forward in desktop reports. EnviroScreenPRO adheres to all Small Business Association (SBA) requirements for an RSRA and adds an Enhanced File Review (EFR), providing valuable additional site information. Our EPs then take a deeper dive, evaluating on- and off-site risk factors through a review of available regulatory files and provide guidance on possible next steps when elevated environmental risk factors are identified. In short, CREtelligent's EnviroScreenPRO gives you everything a typical RSRA provides, adding everything else a Phase I Environmental Site Assessment (ESA) provides, except an in-person site inspection.

Balancing Due Diligence and Public Safety

We recognized that not all commercial real estate transactions entail the same level of environmental risk. So, we tailored an approach that allows deals to proceed that might otherwise be delayed by site-access restrictions, especially during the recent pandemic and related public health concerns.

While our NEW EnviroScreenPRO may be streamlined, it is nevertheless rigorous, strictly adhering to the ASTM's standard practice for Phase I environmental site assessments (minus an in-person inspection). If your loan transaction times have begun to slow, reach out to our team to get things flowing once more.



EnviroScreenPRO Specifications

- Five-business-day turnaround from project kickoff (may be affected by regulatory agency response times)
- Performed in accordance with ASTM E1527-13, but without on-site reconnaissance
- Environmental Professionals perform and review all aspects of this rigorous assessment
- Title records, environmental liens, activity and use limitations are reviewed when provided information are EP-reviewed
- Interviews with current and past owners and key site personnel are performed when available
- Full ASTM database search
- All available data evaluated to identify Recognized Environmental Conditions (RECs)
- Review and evaluation of the subject site's geophysical setting
- Review of all available historical resources (aerial photographs, city directories, fire insurance maps, etc.)
- Regulatory database search of local, state, and/or federal regulatory databases, as specified in ASTM E1527-13

Log in. Order. Go.

Login to CREtelligent's **RADIUS** platform for your Commercial Real Estate Due Diligence needs. We created a simple, robust, and innovative platform to minimize processing time and eliminate unnecessary costs for CRE loan transactions. The result is an easy-to-use, one-stop platform to locate a property, order a service, and deliver the reports you need to decrease transaction close times.

