

Get fast, accurate assessment of your subject property with Environmental Transaction Screens

The Environmental Transaction Screen (ETS) is an ASTM E1528-14 compliant report that focuses on the subject property. The ETS provides an on-site inspection, historical, regulatory database review, and interview. The ETS does not review these sources for adjacent properties and is ideal to use where a site inspection is needed, but surrounding land use is not a concern.

Faster Turn-time

Ordering an ETS is quick and easy way to receive a thorough environmental assessment to keep transactions processing smoothly. It is delivered within seven business days from site inspection.

Satisfy Loan Requirements

Environmental Transaction Screens are performed in accordance with ASTM 1528-14 and is part of every lender's environmental policy. Ordering an ETS can satisfy the requirements of your loan underwriting without having to order a Phase I.

Reduce Cost

An ETS can save your client money, keeping your base cost lower, while quickly moving you through the CRE transaction cycle.

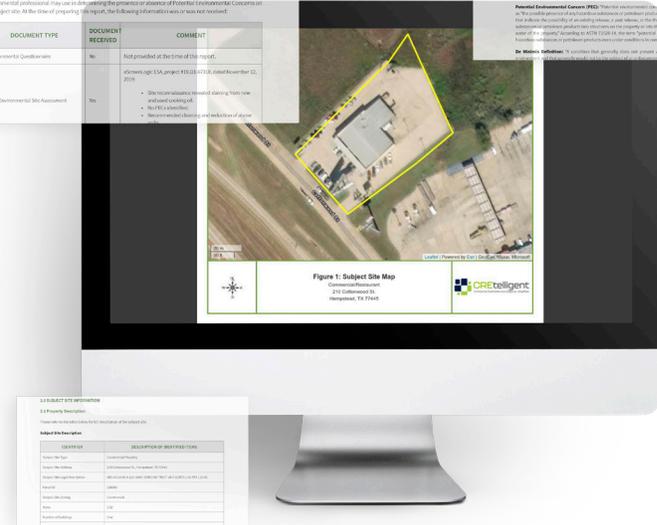
Product Specifications

- Performed in general accordance with ASTM E1528-14; full database search
- Site reconnaissance of subject property
- Records review (physical setting sources, city directories, Sanborn maps/fire insurance maps, historical information on subject property)
- Performed to identify Potential Environmental Concerns (PEC)
- Available with an Enhanced File Review (slight additional cost)
- Delivered within seven business days from site inspection

3.0 RECORDS REVIEW
The following subsections present the findings of the Physical Settings, Historical Location Information, and Environmental Records review.

3.1 Client Provided Information
Prior to the preparation of this ETS Report, CREtelligent furnished a Subject Site Environmental Questionnaire to the Client's attention for completion. The questionnaire is used to provide additional information that the environmental professional may use in determining the presence or absence of Potential Environmental Concerns on the subject site at the time of property inspection. The following information was received:

DOCUMENT TYPE	DOCUMENT RECEIVED	COMMENT
Environmental Questionnaire	No	Not provided at the time of the report. Client was emailed a copy of the questionnaire on 11/11/2020. Client was emailed a copy of the questionnaire on 11/11/2020.
Prior Environmental Site Assessment	No	The environmental professional did not identify a prior environmental site assessment. No Phase I ESAs were identified. No environmental records were identified.



ETS Report vs Phase I ESA

An ETS is an environmental analysis intended to identify Potential Environmental Concerns (PECs) for commercial real estate; recommended for low-risk properties where minimal exterior historical risks are anticipated. It provides a limited scope of work compared to the Phase I ESA in that it focuses on the subject property. The ETS follows the ASTM E1528-14 guideline.

A Phase I Environmental Site Assessment (ESA) requires a more extensive analysis of adjacent historical land use as well as automatically reviewing regulatory files (where available) when environmental data gaps are identified. The ESA report follows ASTM guidelines E1527-13 which satisfy comprehensive Environmental Response, Compensation and Liability Act (CERCLA) criteria of meeting the All-Appropriate Inquiry (AAI) requirements.

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