

USER QUESTIONNAIRE

Pursuant to ASTM E1527, ASTM E2600-10, and the EPA All Appropriate Inquiry Rule, the User of the report must answer specific questions regarding the property and supply this information to the Environmental Professional. While we understand that you may have only limited knowledge of the property, please answer the questions to the best of your ability based on your current knowledge, and return the completed questionnaire to PSI.

Phase I ESA Questions

1. Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?
☐ No ☐ Yes ☐ Unknown
2. Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
☐ No ☐ Yes ☐ Unknown
3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ No ☐ Yes
4. Does the purchase price being paid reasonably reflect the fair market value of the subject property?
☐ No ☐ Yes ☐ Not Applicable

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐ No ☐ Yes

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - (a) Do you know of the past uses of the property?
☐ No ☐ Yes
 - (b) Do you know of specific chemicals that are present or were once present at the property?
☐ No ☐ Yes
 - (c) Do you know of spills or other chemical releases that have taken place at the property?
☐ No ☐ Yes
 - (d) Do you know of any environmental cleanups that have taken place at the property?
☐ No ☐ Yes
6. Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?
☐ No ☐ Yes
7. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ☐ No ☐ Yes
8. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
☐ No ☐ Yes



Further Explain any Answers Requiring Clarification: _____

Vapor Encroachment Screening Questions

1. Currently, what type of property is the subject property?
☐ Commercial ☐ Industrial ☐ Residential ☐ Multi-Tenant ☐ Vacant Land
2. Are there buildings on the subject property?
☐ Yes ☐ No ☐ Unknown (if **yes**, indicate number and construction type):

3. Will buildings or structures be constructed on the subject property in the future?
☐ Yes ☐ No ☐ Unknown (if **yes**, indicate number and construction type)

4. If buildings exist or are proposed, do/will they have elevators?
☐ Yes ☐ No ☐ Unknown
5. What type of below-grade level exists or is proposed?
☐ Full/Partial Basement ☐ Crawl Space ☐ Parking Garage ☐ Multi-Level
☐ None/Unknown (if **none/unknown**, skip to question 11)
6. Is there ventilation currently/proposed in the below-grade level?
☐ Yes ☐ No ☐ Unknown
7. Are there sump pumps, floor drains or trenches existing or proposed in the below-grade level?
☐ Yes ☐ No ☐ Unknown
8. Is there a radon or methane mitigation system installed or proposed?
☐ Yes ☐ No ☐ Unknown (if **yes**, please indicate if passive or active): _____
9. What type of heating system exists or is proposed in the building? (check all that apply)
☐ Hot Air Circulation ☐ Hot Air Radiation ☐ Hot Water Radiation
☐ Hot Water Circulation ☐ Fireplace ☐ Radiant Floor Heat ☐ Fuel Oil Furnace
☐ Electric Baseboard ☐ Heat Pump ☐ Wood Stove ☐ Steam Radiation
☐ Coal Furnace ☐ Kerosene Heater ☐ Used Oil Heater ☐ Natural Gas Furnace
☐ Other
10. How are the utility systems fueled/powered or proposed to be fueled/powered?
(check all that apply)
☐ Natural Gas ☐ Propane ☐ Kerosene ☐ Coal ☐ Wood ☐ Electricity
☐ Fuel Oil ☐ Solar ☐ Wind ☐ Other
11. Have there ever been any environmental problems at the subject property?
☐ Yes ☐ No ☐ Unknown (if **yes**, please describe)
12. Does/will a gas station or dry cleaner operate anywhere on the subject property?
☐ Yes ☐ No ☐ Unknown

13. Do/will any of the tenants use hazardous chemicals in relatively large quantities on the subject property?
☐ Yes ☐ No ☐ Unknown
14. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?
☐ Yes ☐ No ☐ Unknown
15. Are the current or proposed operations on the subject property OSHA or EPA regulated?
☐ Yes ☐ No ☐ Unknown
16. Are there any existing or proposed underground or aboveground storage tanks (ASTs/USTs) on the subject property?
☐ Yes ☐ No ☐ Unknown (if **yes**, please describe)
17. Are there sensitive receptors (for example: children, elderly, people in poor health, and so forth) that occupy or will occupy the subject property?
☐ Yes ☐ No ☐ Unknown

Further Explain any Answers Requiring Clarification: _____

Helpful Documents Checklist

Pursuant to ASTM E 1527 §10.8, do you know whether any of the following documents exist related to the subject property, and if so, whether copies will be provided to PSI for review? If so, please submit such documentation to PSI as soon as practical. Please check all that apply.

- ☐ Environmental site assessment reports (for example: Phase I/II ESAs or RBCA reports)
- ☐ Environmental compliance audit reports; or risk assessments
- ☐ Environmental permits or hazardous waste generation notices or reports
- ☐ Registrations for above or underground storage tanks, or underground injection systems
- ☐ Safety data sheets (formerly known as Material Safety Data Sheets or MSDSs)
- ☐ Community right-to-know plans; safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
- ☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens on the property
- ☐ Geotechnical studies; or reports regarding hydrogeologic conditions on the property or vicinity
- ☐ Recorded activity and land use limitations (AULs)

Name (Authorized User Representative)

Title

Signature

Date

