



**BOLTON
& MENK**

Real People. Real Solutions.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase I ESA helps protect clients during the purchase, refinancing, or redevelopment of commercial property. By identifying potential environmental concerns early in the process, a Phase I ESA supports informed decisions and helps reduce the risk of unexpected environmental liability.

Phase I ESAs evaluate a property for Recognized Environmental Conditions (RECs)—the presence or likely presence of hazardous substances or petroleum resulting from a release, past release, or conditions that may pose a material risk. This evaluation includes a review of historical records, environmental databases, site reconnaissance, and interviews with property owners or occupants to provide a clear understanding of environmental risk.

A Phase I ESA helps:

- Reduce risk and avoid surprises
- Support informed purchasing and redevelopment decisions
- Facilitate a smoother financing process
- Demonstrate regulatory compliance and liability protection
- Keep projects moving forward with confidence

We understand our clients, their projects, and the communities in which they work. Our Phase I ESA services combine proactive risk management, one-stop convenience, and local knowledge to deliver clear, reliable assessments that support responsible development.

Our clients benefit from:

- Proactive risk protection
- Integrated environmental services
- Local insight and regional experience



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