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FORM ENV-ESA-Q2 • ASTM E1527-21 § 10.0 • KEY SITE MANAGER INTERVIEW

Phase I ESA — Owner & Occupant Questionnaire

Site History, Tank, Utility & Operational Disclosure for Sellers, Property Managers & Commercial Tenants

INTERACTIVE PDF
Fill & Email

Thank You for Assisting: A prospective buyer, lender, or stakeholder retained Envirogyn® to perform a standard ASTM E1527-21 Phase I ESA of this property. Your candid answers document site history and help **prevent unnecessary data gaps or Phase II testing delays**. **"Unknown" is completely acceptable.** This is a private commercial review—not a government inspection—and Envirogyn® does not report answers to regulatory agencies.

A. Subject Property & Respondent Information

Section A • Respondent

Subject Property Street Address (Auto-Syncs to Pages 2–3)

City, State & ZIP Code

Respondent Full Name

Company / Ownership Entity

Direct Phone / Email

Years Owned / Occupied

Primary Business / NAICS

Relationship to Property (Check All That Apply)

☐ Current Owner / Seller ☐ Key Site Manager ☐ Tenant / Occupant ☐ Listing Broker / Rep ☐ Past Owner / Occupant

B. Ownership & Operational Use History

Questions 01–03

01 Prior Owners & Occupants — Who owned or occupied the Property prior to you? Please list approximate dates and business types if known.

02 Historical High-Interest Commercial / Industrial Uses — To your knowledge, has the Property ever been used for any of the following?

☐ Auto Sales / Repair ☐ Fueling / Gas Station ☐ Dry Cleaner ☐ Car / Truck Wash ☐ Industrial / Mfg. ☐ Painting / Coatings
☐ None Known

If checked, describe operations and approximate years:

03 Current & Recent Uses — What has the Property been used for during your ownership/occupancy? List active tenants, equipment stored, and hours.

C. Storage Tanks, Drains, Wells & Electrical Equipment

Questions 04–07

04 **Storage Tanks (USTs / ASTs) — Are there currently, or were there ever, underground or aboveground storage tanks, fuel dispensers, fill ports, or vent pipes?**

If removed or closed in place, provide approximate year and attach TCEQ registration/closure or soil sampling documentation if available.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

05 **Floor Drains, Trench Drains, Sumps & Lifts — Are there floor drains, trench drains, sumps, pits, oil/water separators, hydraulic lifts, or grease traps?**

Where do drains discharge (municipal sanitary sewer, storm sewer, oil/water separator, septic, or unknown)?

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

06 **Water Wells, Monitoring Wells & Septic Systems — Is there a private water well, groundwater monitoring well, dry well, cistern, or septic system (OSSF) on site?**

Specify municipal water/sewer provider if connected to city utilities.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

07 **Transformers & Hydraulic / Electrical Equipment — Are there pad-mounted or pole-mounted transformers, capacitors, or older electrical equipment owned by the Property?**

Note ownership (utility-owned vs. property-owned) and any known leaks or PCB labeling.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

D. Chemicals, Petroleum Products & Waste Handling

Questions 08–10

08 **Hazardous Substances & Petroleum Storage — Are or were hazardous materials or petroleum products used or stored (motor oil, diesel, solvents, paints, degreasers, antifreeze, batteries, pesticides)?**

Include approximate quantities, container types, and secondary containment if applicable.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

09 **Waste Disposal & Manifests — How are used oil, filters, batteries, scrap tires, wash water, solvents, or industrial wastes handled and hauled?**

List licensed waste hauler names and any EPA RCRA or TCEQ Solid Waste Registration (SWR) ID numbers if applicable.

10 **Drums & Unlabeled Containers — Are any 55-gallon drums, totes, containers larger than 5 gallons, or unlabeled chemical containers currently stored on site?**

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

E. Releases, Regulatory Correspondence & Prior Reports

Questions 11–14

11 Spills, Leaks, Fires, Staining or Odors — Any chemical/fuel spills, leaks, fires, staining, sheens, or odors on site or neighboring properties?

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

12 Regulatory Notices & Inspections — Any notices of violation, inspections, fines, complaints, or letters with TCEQ, EPA, Fire Marshal, or County?

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

13 Prior Reports & Claims — Any prior Phase I/II ESAs, asbestos, lead-paint, mold, tank-tightness, geotechnical reports, or insurance claims?

Please attach copies if available.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

14 Environmental Liens & Land-Use Restrictions — Any environmental cleanup liens, deed restrictions, AULs, or TCEQ MSDs affecting the Property?

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

F. Building Renovations, Fill Material & Site Access

Questions 15–17

15 Renovations, Fill Dirt, Flooding & Mold — Major renovations (roof, HVAC, insulation), imported fill/regrading, flooding, roof leaks, or mold?

For pre-1981 buildings, note whether disturbed materials were tested for asbestos or lead paint.

☐ Yes ☐ No ☐ Unknown

If Yes (or to provide context), please explain:

16. Adjoining Property Observations (Neighbors)

17. Site Visit Access (Gate Codes, Lockbox, Escort Contact)

G. Respondent Certification & Return Instructions

Section G • Sign-Off

I certify that I am authorized to provide this information and that the answers above are accurate and complete to the best of my current knowledge as of the date signed below.

Printed Name & Title | Signature (Typed or Digital) | Date Signed

Return Completed Form Directly to Envirogyn®

Save this PDF and email to **info@envirogyn.com**, or call **(281) 694-5742**.

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