Phase II Environmental Site Assessment (ESA)

According to ASTM Standard E1903–11, the purpose of the Phase II ESA is to:

1.) Evaluate the nature and extent of contamination associated with the recognized environmental condition (REC) that was identified in the Phase I ESA.
2.) Confirm the absence/presence of contamination above applicable regulatory limits.
3.) Provide recommendations that assist the buyer/client with making an informed decision about how to best manage any RECs for the property that pose a threat to human health/the environment.
4.) Provide the level of knowledge necessary to satisfy the innocent purchaser defense under CERCLA.

An environmental professional (licensed geologist/engineer) must complete the Phase II ESA, and it must include summaries of the following as applicable:

1.) Review of existing information (e.g., previously completed Phase I and II ESAs);
2.) Performance of field investigations (geophysical testing, borehole logging, monitoring well installation/sampling, use of field probes to measure volatile organic vapor, pH, dissolved oxygen, specific conductance, oxidation-reduction potential, turbidity, etc.);
3.) Sampling and chemical analysis (e.g., VOCs, SVOCs, heavy/radioactive metals, pesticides/herbicides, fecal coliform) from unidentified drums or from potentially affected media (e.g., ground or surface water, soil, sediment, indoor air, and/or sub-slab or soil vapors);
4.) Evaluation/discussion of field and analytical laboratory results;
5.) Conclusions and recommendations to meet applicable regulatory requirements (e.g., no further action, deed/land-use restrictions, removal, encapsulation, or on-site remediation); and
6.) Discussion of applicable limitations.

Sites that commonly require Phase II ESAs:

Gas stations	Metal plating/stamping	Industrial plants/mills
Dry cleaners	Extermination companies	Warehouses
Transfer/shipping facilities	Automotive repair	Unregulated dumps
Shooting ranges	Auto body shops	Agricultural operations
Chemical companies	Pharmacies	Etc.

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