



The Complete Solution

PROPERTY DUE DILIGENCE



WHETHER IT'S A ROUTINE CHECKUP TO MEET REGULATIONS OR AN OFF-HOURS EMERGENCY – WE ARE YOUR “COMPLETE SOLUTION.”

OFFERING EXPERTISE AND EXPERIENCE

We know how critical it is for our customers to stay in compliance with all environmental and regulatory requirements. To ensure compliance, Seneca's proprietary Compliance Manager database tracks, monitors and archives all relevant compliance data for our customers. We also provide Class C convenience store operator training through a secured web portal with online payment options, training, record keeping and web-accessible refresher courses.





SENECA PROVIDES THESE DUE DILLIGENCE SERVICES:

- Environmental Site Assessments (ESAs) - Phase I and Phase II.
- Vapor Encroachment Screens (VES).
- National Environmental Protection Act (NEPA) questionnaires.
- Insurance investigations.
- Ground Penetrating Radar (GPR) surveys.

SENECA'S PHASE 1 ESA ARE ASTM COMPLIANT AND CAN BE USED TO ASSIST WITH:

- Eliminating transaction delays.
- Meeting EPA requirements for "all appropriate inquiry" (AAI) and providing "landowner liability protections" (LLPs).
- Meeting lender and SBA lending requirements.

EXAMPLES OF POTENTIAL RISKS (ON THE PROPERTY OR IN THE VICINITY) INCLUDE:

- Current or historical underground and aboveground storage tank systems.
- Current or historical dry cleaning activities.
- Improper handling or storage of hazardous materials.
- Evidence of releases - damaged or lack of secondary containment, stained surfaces, stressed vegetation.
- Accumulated refuse or abandoned landfills.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENTS (ESA) ARE THE MOST REGONIZED MEANS OF IDENTIFYING:

- Conditions that may increase redevelopment costs.
- Risks that require regulatory action.
- Conditions that may result in land use restrictions.
- Hazardous substances that may require special disposal.

CONTACT US TODAY AT [SENECACO.COM/CONTACT-US/](https://senecaco.com/contact-us/)



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