



How Long Is My Environmental Due Diligence Report Valid?



REPORT TYPE

Phase I Environmental Site Assessment (ESA)

Phase II Environmental Site Assessment (ESA)

Baseline Environmental Assessment (BEA)

Due Care Plan or Continuing Obligations Plan

Transaction Screens

Asbestos, Lead Paint Surveys & Inspections

Mold, Radon Testing or Indoor Air Quality (IAQ)



EXPIRATION

180 Days

No standard-based expiration

No standard-based expiration but completion and submittal timeframes apply

No standard-based expiration

180 Days

No standard-based expiration

No standard-based expiration



MORE INFORMATION

For a new purchase, a Phase I ESA report must have been completed within the last 180 days (or 6 months). It can be updated between 6-12 months. If the transaction does not involve a new owner taking title to the property (foreclosure or purchase) the age of the report doesn't matter.

Phase II ESAs assess RECs identified in a Phase I ESA. They are reflective of conditions at the time of assessment and rely upon current property use and cleanup criteria to determine whether "contamination" and associated exposure or cleanup risk exists, as well as how that risk relates to the current or planned use of the site.

A BEA is a Michigan-only report and serves to document contamination present at the time of purchase and establish liability protections for cleanup.

Similar to a Phase II ESA, this report relies upon current property use and cleanup criteria to determine the contamination, associated exposure and clean up risks and evaluate the way these risks relate to the current or intended use of the property.

Does not provide liability protection

Valid until there are changes in the site conditions

Valid until there are changes in the site conditions