



# Due Diligence

Due diligence is the first step in identifying potential environmental liabilities or Recognized Environmental Conditions (RECs) associated with a property that may result in future regulatory, operational, or financial implications. Performing due diligence provides clients with information to guide their decision-making process during a business transaction to help mitigate these potential challenges. The scale and scope of due diligence assessments required varies based on the history and characteristics of a site, business operations, risk tolerance, and other potential stakeholders. Existing, new, or leased properties may require a more basic baseline due diligence assessment, while an ASTM Phase I Environmental Site Assessment (ESA) may be required for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability protection or to qualify for EPA funding for remediation projects.

TRC has conducted thousands of Phase I ESAs and other due diligence projects nationally and across the globe. Our environmental professionals are experienced in evaluating both large- and small-scale projects, ranging from complex industrial facilities to large real estate portfolios and greenfield sites. Our Environmental, Social and Governance (ESG) and Transaction Advisory Services (TAS) teams provide TRC with additional expertise to advise on these projects, as needed.

Our teams focus on providing high quality services and guidance to ensure clients are performing the appropriate due diligence assessments, without complications. We help our clients navigate the challenges of managing environmental liabilities and regulatory obligations, including providing additional assistance with pre-closure and post-closure assistance, and other environmental and engineering services. At TRC, we understand our clients' goals and execute our scope on budget and on schedule, allowing them to successfully and smoothly complete their business transactions.

## Services Include

- Transaction advisory services
- Phase I ESAs
- Phase II Investigations
- Remediation services
- Emerging contaminants
- Limited Environmental and Safety Compliance Reviews
- Regulatory compliance
- Health and safety program support
- Business environmental risk assessments
- Industrial hygiene (i.e., indoor air, vapor intrusion, noise, etc.)
- Hazardous building materials management (i.e., asbestos, lead-based paint, lead in drinking water, mold and biological agents, etc.)
- Ecological resources
- Endangered species
- Cultural and historic resources

## Meet Our Subject Matter Experts



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