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- Litigation Support
- Reliable, on-time completion
- Competitive pricing
- Regular updates for all Stakeholders

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Environmental Site Assessment Services



DQSI, LLC

Protecting land
owners through
comprehensive
environmental
due diligence.



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Comprehensive Approach and Methods

DQSI conducts Phase I and II Environmental Site Assessments (ESAs) which are used to gather sufficient information supporting an independent professional opinion about the environmental condition of the property. The importance of an ESA is that it identifies actual or potential environmental contamination which may impact the property value or effect claim to an “innocent land owner” exemption following acquisition.



Our comprehensive ESA services are performed in accordance with the following:

- U. S. EPA Standards and Practices for All Appropriate Inquiries {AAI, 40 CFR Part 312}
- Guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Environmental Site Assessments
- ESA Process / Designation E 1527-05 (ASTM Standard Practice E 1527-05)
- Standard practices for real estate transactions, property development, bank financing, re-financing, and foreclosures, and other in-house proactive audit programs.



Service Offerings

- Completed to ASTM 1527-2005 Standard satisfying All Appropriate Inquiry.
- Executive Summary, Clear Scope of Work, and Provision of Supporting Documentation and Sources Checked are included in the Phase I ESA.
- In-house Research Department with extensive archive of historical information.
- On-Site Reconnaissance for a Standard Phase I ESA with in-depth interviews of knowledgeable site contacts.
- Interviews with appropriate Government and Private Sector Sources of Information.
- Review of Standard Environmental Record Sources from Local, State, and Federal Agencies within ASTM Approximate Minimum Search Distances.
- Clear summary of Recognized Environmental Conditions (RECs)
- Incorporation of specific Lender requirements for Issuance or Reliance Language for the purposes of making loan decisions.
- If conditions warrant additional investigation, a written Phase II Environmental Site Assessment Proposal describing means for identifying and characterizing environmental contamination revealed during a Phase I ESA will be prepared upon request.
- HUD, Fannie Mae/Freddie Mac compliant.
- Use of PARCEL for multiple site portfolios.
- Visual Inspection for the purpose of Identifying Suspect Asbestos Containing Materials (ACMs).
- Vapor Encroachment Condition (VEC) Screening available upon request in accordance with ASTM Standard 2600-10.