

Wanda Wonders How to consider the environment in purchasing a new property.



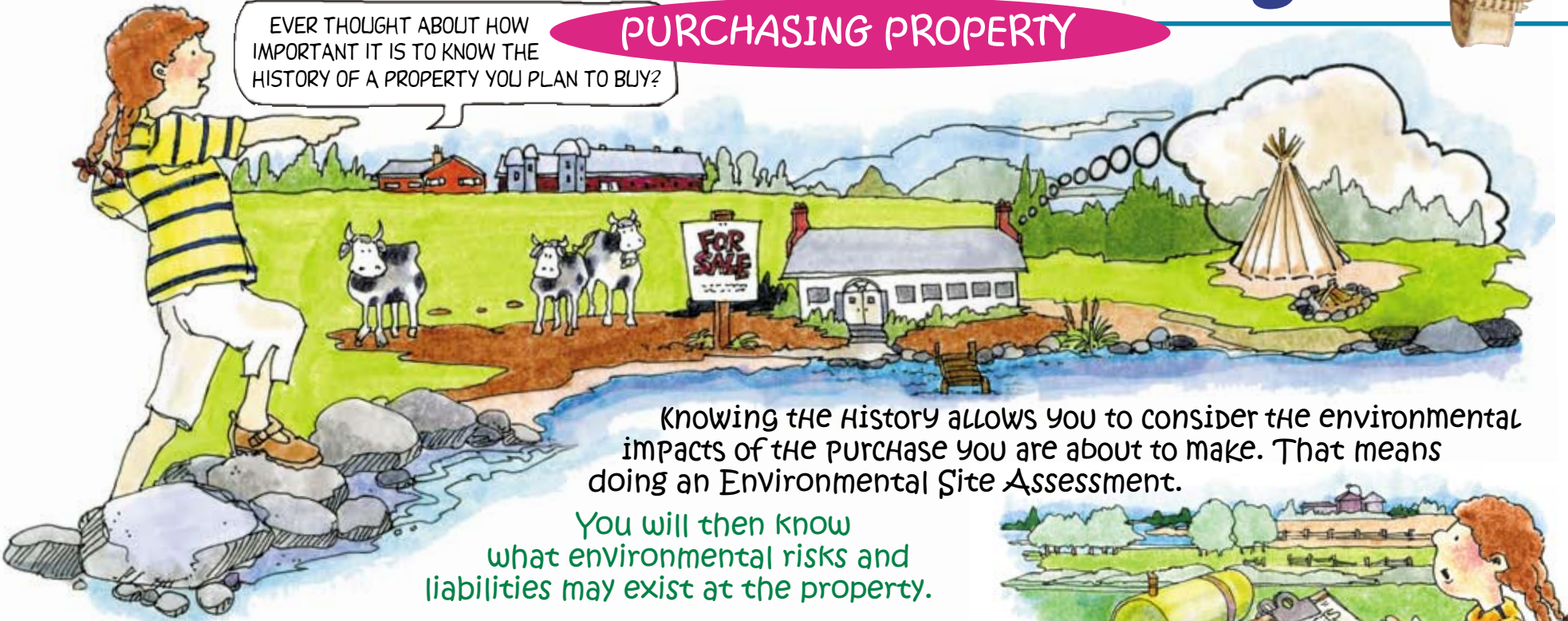
Environmental Messenger

Take Time to Plan



EVER THOUGHT ABOUT HOW IMPORTANT IT IS TO KNOW THE HISTORY OF A PROPERTY YOU PLAN TO BUY?

PURCHASING PROPERTY



Knowing the history allows you to consider the environmental impacts of the purchase you are about to make. That means doing an Environmental Site Assessment.

You will then know what environmental risks and liabilities may exist at the property.

It will determine what costs may be involved in cleaning up or removing those liabilities. With this knowledge you can make a good decision about purchasing rather than being surprised after the fact.



Things to consider:

- What are the neighbouring land-uses? How could they affect the enjoyment or ultimate use of your property? How might your proposed use of the property impact the neighbours?
- What was the previous land-use of the property? Were chemicals stored? Were there underground storage tanks? What other potential sources of contaminations were there (transformers, boilers etc.)?
- Is the site on municipal water supply? If not, how is water supplied? What is the quality of the water? Is the quantity of water sufficient for the intended use? Who else in the area uses this water source?
- Is the site on municipal sewage services? If not, how is septage managed? What is the condition of the septic system?
- Are there underground pipes or tanks on-site? If so, what were they used for? Where do they go? What condition are they in?
- Is there evidence of contamination on site? Waste stored on-site? Imported fill? Stained areas?
- Are there environmentally sensitive areas on site? Wetlands? Endangered species? Woodlots? Fisheries habitat?



Questions

What environmental conditions would stop you from purchasing a property?

What other environmental issue would you want to know about before purchasing a property?

Have you ever purchased a property and later discovered environmental impacts? If so, what were they?

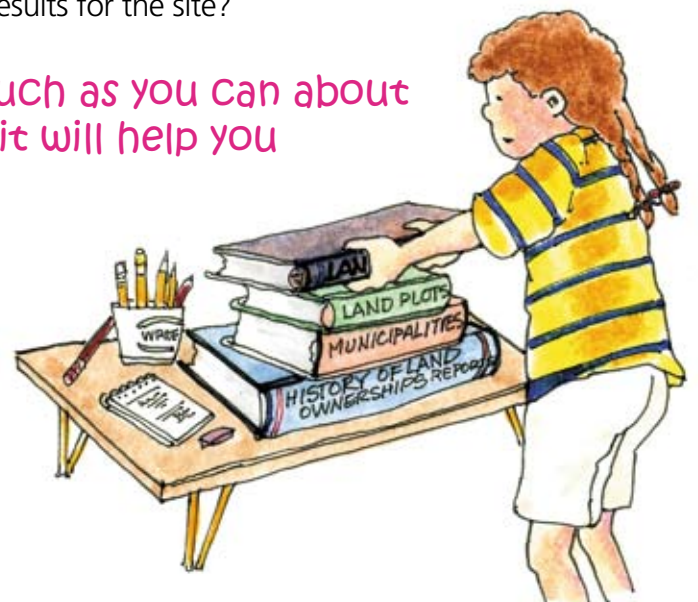
It is a good idea to know the following about the site history:

- Did the site ever have an environmental approval? If so, for what?
- Are there any inspection reports by government agencies or insurance companies on the facility?
- Were any environmental orders issued to the site?
- Was there ever a spill at the site?
- Were there any historic environmental insurance claims at the site?
- Are there previous environmental reports relevant to the property?
- Are there any environmental monitoring results for the site?

Taking the time to know as much as you can about the site before you purchase it will help you make an informed decision.



If you don't know where you are going, you might wind up someplace else.
Yogi Berra



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