

M-38 User Questionnaire: Environmental Review

The present and previous owner(s) and occupant(s), and the time period of each owner/occupant of the site (start with present and include a twenty year history if possible):

Owner	Period	Occupant (if different)	Use of Site

Date of last transfer of ownership: _____

Describe present and previous use(s) of the adjacent (bordering) sites.

Location	Present Use	Prior Use(s)
North		
South		
East		
West		

Does the current owner or occupant of the site know of any past, threatened, or pending lawsuits or administrative proceedings (Federal, tribal, state, or local laws) concerning a release or threatened release of any hazardous substance or petroleum products involving the site by any owner or occupant of the site? If yes, please describe and attach all relevant documents.

Does the current owner or occupant of the site know of any activity use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under Federal, tribal, state or local law? If yes, please describe, and attach all relevant documents.

Has the subject site or any nearby site ever been listed, proposed or investigated as a federal or state Superfund site? If yes, please describe and attach all relevant documents.

As the user of the requested Environmental Site Assessment (Phase I), does the applicant have a specialized knowledge or experience related to the site or nearby sites? Yes No

Does the current owner or occupant of the site have any knowledge of any environmental site assessment of the site or on site improvements that indicate the presence of hazardous substances or petroleum products on, or contamination of, the site or recommended further assessment of the site? If yes, please describe and attach such document.

Does the purchase price being paid for this site reasonably reflect the fair market value of the site? If the conclusion is no, has there been any consideration to whether the lower purchase price is because contamination is known or believed to be present at the site? If yes contamination could be present, please describe and attach all relevant documents.

To the best of the current owner or occupant's knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the site? Yes No

Is the current owner or occupant of the site aware of commonly known or reasonably ascertainable information about the site that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? Has there been, or is there now, any physical evidence of spills, leaks, or other release of chemicals, hazardous wastes or toxic materials on the site or the adjacent sites? If yes, please describe.

Are there currently, or to the best of the current owner or occupant's knowledge, have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the site or at on site improvements?

Yes No

Is there currently, or to the best of the current owner or occupant's knowledge has there been previously, any stained soil on the site?

Yes No

Has fill dirt been brought onto the site that originated from a contaminated site or that is of an unknown origin? If yes, please explain the circumstances.

Are there currently, or to the best of the current owner or occupant's knowledge have there been previously, any pits, ponds, or lagoons located on the site in connection with waste treatment or waste disposal?

Yes No

Are there currently, or to the best of the current owner or occupant's knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the site or the sites adjacent to the site? If yes, indicate the number of tanks, the contents and age or date of removal of each tank.

Yes No

AST or UST?	Gallons	Contents	Installation Date	Removal Date

Have any of the following been provided for the underground tanks and their associated piping? If yes, please attach any supporting documents.

- integrity testing
- leak detection system
- secondary containment
- inventory reconciliation
- overfill spill protection
- other (please describe) _____
- cathode protection

Has a leak or potential leak ever been detected in these tanks? If yes, describe the remediation efforts and attach all supporting documents.

Are there currently, or to the best of the current owner or occupant's knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the site or adjacent to any structure located on the site?

Yes No

Are there electrical transformers, switches, capacitors, or other comparable devices on or adjacent to the premises? If yes, have they been inspected for the presence of PCBs or other hazardous toxic substances? If yes, attach inspection reports. If report is not available, describe results.

Have there been any leaks, spills, or fires on site involving PCB electrical equipment? If yes, please describe.

Are there any above or below ground pipelines on site now which are used to transfer chemicals? If yes, please describe.

Have the pipelines been inspected or tested for leaks? If yes, please indicate the results, and attach all supporting documents.

STRUCTURE ISSUES (if applicable)

State the year in which buildings or improvements on the premises were constructed. _____

Are there currently, or to the best of the current owner or occupant's knowledge have there been previously, any flooring, drains, or walls located within any on site improvements that are stained by substances other than water or are emitting foul odors?

Yes No

Have any asbestos tests or surveys been performed on the site? If yes, attach test/survey reports. If not available, describe results, i.e., do any building materials contain asbestos?

Have any lead-based paint tests or surveys been performed on the site? If yes, attach test/survey reports. If not available, do any buildings contain lead-based paint?

If the site is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?

Does the site discharge waste water on or adjacent to the site other than storm water into a sanitary sewer system?

Yes No

CERTIFICATION

I/We are familiar with the real site described in this questionnaire. By signing below, I/we represent and warrant to the South Carolina State Housing Finance and Development Authority that the answers to the above questions are complete and accurate to the best of my/our knowledge and that reasonable inquiry has been made to complete these answers. I/ we also understand that the Authority will rely on the completeness and accuracy of the answers in assessing any environmental risks associated with the site.

This questionnaire completed by:	
Name:	
Title:	
Firm:	
Relationship to site:	
Address:	
Phone Number:	
Date:	
Signature:	
If questionnaire was not completed by the owner, complete the following:	
Owner Name:	
Owner Contact (if different):	
Address:	
Phone Number:	
Email:	