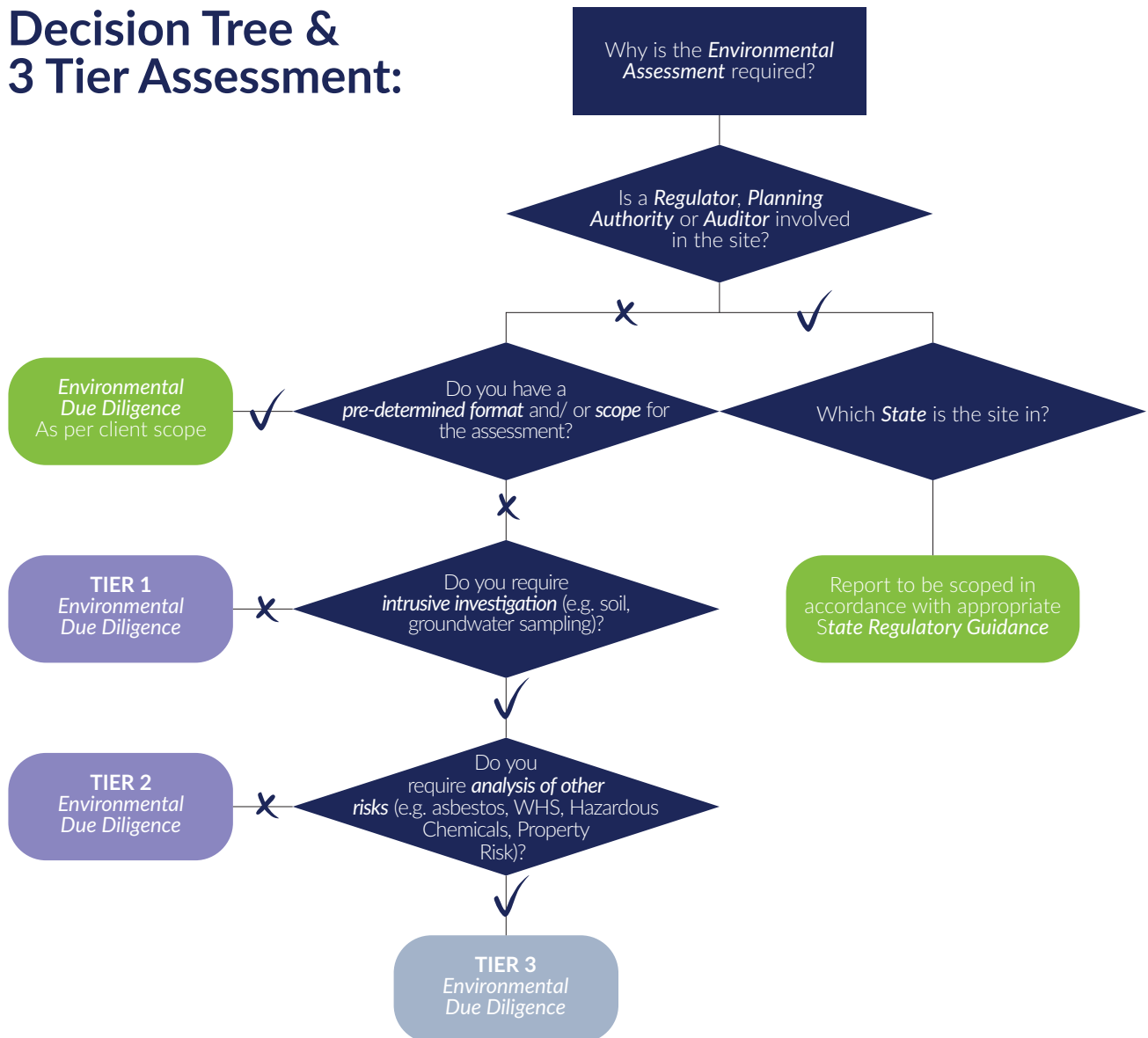


GREENCAP

Environmental Due Diligence

Decision Tree & 3 Tier Assessment:





Environmental Due Diligence

Work type	Scope item	Level of EDD Assessment		
		TIER 1	TIER 2	TIER 3
Desk study	Project background and site identification details	Standard	Standard	Standard
	Site history and historical aerial photography	Standard	Standard	Standard
	Site condition and surroundings (Environmental baseline)	Standard	Standard	Standard
	Government environmental database searches and FoI Request	Standard	Standard	Standard
	Review of existing environmental reports and documents (EMP, Dangerous Goods Storage records)	Optional	Standard	Standard
	Review of existing other site documentation (Asbestos register)	N/A	N/A	Optional
Site work	Environmental site walkover (visual assessment to verify desk study) and photography	Optional	Standard	Standard
	Interview with site occupants or personnel	Optional	Standard	Standard
	Inspection of site environmental documentation (fuel storage maintenance records, fuel deliver dockets, emergency/spill response procedures etc.)	N/A	Optional	Optional
	Intrusive soil investigation	N/A	Optional	Optional
	Intrusive groundwater investigation and/or monitoring	N/A	Optional	Optional
	Vapour/PID sampling	N/A	Optional	Optional
	Inspection of structures for asbestos containing materials	N/A	N/A	Optional
	General property risks	N/A	N/A	Optional
	Health and Safety and/or occupational hygiene site inspections and/or sampling	N/A	N/A	Optional
Risk assessment	Qualitative risk assessment	Standard	N/A	N/A
	Quantitative risk assessment	N/A	Standard	Standard
	Conceptual Site Model	Optional	Standard	Standard
Commercial Liability Assessment	Risk ranking of potential non-compliance for environmental site issues	Optional	Standard	Standard
	Third party reliance on report information	N/A	Optional	Optional
Recommendations	Outline scoping of further works required to address environmental risk	Optional	Standard	Standard
	High level costing of remedial and or further works where required	N/A	Optional	Optional