



*TERMS is a privately held, full-service environmental consulting and remediation company and a leader in our field. While based in New Jersey, the company services the entire Northeast.*

*With a staff of professionally trained and certified field specialists and consultants, TERMS has both the manpower and depth to address a wide range of environmental projects.*

*Our service capabilities fall into three broad categories:*

- *Environmental Due Diligence*
- *Environmental Consulting and Remediation*
- *Management and Re-development of Brownfield Sites*

*Our track record is well-established with hundreds of successful engagements across the entire spectrum of environmental compliance requirements. TERMS has the experience, technical resources and capabilities to routinely exceed client expectations by providing cost effective solustrategies and project execution meeting all appropriate regulatory, scheduling and performance goals.*

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## Environmental Risk in Real Estate

Failure to recognize and address risks associated with real estate transactions may result in parties unknowingly assuming substantial liability. The larger challenge is to understand and identify those potential risks before the transaction has been completed.

Environmental risk associated with real property may occur without its purchase. In some cases, liability issues may arise when the property is leased or where there is a purchase option.

Establishment of sound environmental procedures for property review will facilitate and ensure reasoned decision-making regarding the company's tolerance for risk. Various approaches may be tailored to address a broad range of site requirements within an acceptable risk management framework.

Land contamination is often the most encountered in real estate transactions. It may originate on-site (from the activities of past or present owners) or from off-site sources. Owner liability may vary depending on the context in which the contamination arose, therefore it is critical to quantify the potential risk and identify responsibility.

Property risk assessment may take a "stepped" approach, beginning with a general review and progressing to more complex investigation based upon what is revealed. A typical environmental risk assessment model might proceed from an initial Transactional Screen to Site Assessment. These investigations may result in Phase I or Phase II testing



It is only when environmental risks are fully identified and understood that the transaction can move forward in an informed and risk managed manner.

To learn more about real estate environmental risk, contact [inforequest@termsconsulting.com](mailto:inforequest@termsconsulting.com)