

Appendix D. Environmental Screening Checklist**ENVIRONMENTAL SCREENING CHECKLIST**

This checklist must be completed for any real property acquisition that meets the environmental due diligence screening criteria defined in Section 3 of Chapter 2 of FAA Order 1050.19C. It must not be used for purchases of real property, which always require a Phase I Environmental Site Assessment (ESA) prior to purchase. This checklist must also be completed for all real property disposals. This checklist must be completed, reviewed, and signed by the Site Assessor, Technical Reviewer (TR), Office of the Chief Counsel (AGC), and the Office Requesting the Transaction (ORT).

Part 1 – Real Property Transaction Overview

The ORT must complete Part 1 using available real property information, such as leases and real property title documents. The ORT should coordinate with the Real Estate Contracting Officer (RECO) to complete the information in this part. Upon completing Part 1, the ORT must provide this Checklist to the Site Assessor.

Table 1.1 – Real Property Description

Location of Property (Check One)		On Airport	Off Airport
Location ID:	Facility Type:		Job Control Number (JCN):
Street:	City:		State:
Latitude/Longitude:		Size/dimensions of the real property:	
Township/Range/Section (if known or applicable):			
Type of Transaction: Acquisition	Lease Acquisition	Permitted Use	Other:
Disposal	Sale	Lease Termination/Disposal	Other:
For leases, include lease number and expiration date:			
Age of existing buildings, if applicable:			
Is this an initial Environmental Screening for this property?		Yes	No
Is this a follow-up Environmental Screening for this property?		Yes	No
If yes, list dates earlier screenings were completed:			

For Real Property Acquisitions:

What is the intended use of the property?

For Real Property Disposals:

(1) Reason for property disposal (e.g., site decommissioned, site being relocated).

(2) If lease termination, what restoration provisions are included in the lease:

A restoration clause is included in the lease?	Yes	No
A non-restoration clause is included in the lease?	Yes	No

If yes to either of the above questions, specify the clause number and page:

Part 2 – Property Screening by the Site Assessor

The Site Assessor must provide a summary overview of the real property and use Part 2 to document any historical or current environmental contamination indicators that are raised as a result of interviews, records reviews or site observations. Additional relevant documents and photographs may be referenced or submitted with this Checklist. Upon completing and signing Part 2, the Site Assessor must provide this Checklist to the TR.

Part 2.1 – Property Overview

Describe current land use (e.g., runway safety or clearance, public land, commercial, residential, agricultural):

Describe on-site features (e.g., buildings, roads, utilities, topography, streams, ponds, wetlands, terrain, vegetation):

Describe the use of the surrounding property:

North:

South:

East:

West:

Are there any FAA facilities, structures or equipment currently on the subject property? Yes No
If yes, please explain:

Are there FAA power or FAA communication lines traversing the subject property? Yes No
If yes, please explain:

Were any interviews conducted with past or present owners or occupants of the property? Yes No
If yes, please explain the scope of the interview, and information about the interviewee and their interest in the property:

Are there any known or suspected environmental contamination indicators on or in proximity of the subject property based on the information collected via the interviews? Yes No
If yes, please explain:

Part 2.2 – Records Review

Have records associated with the subject property been reviewed?

Yes

No

If no, explain why not.

If yes, list the major records reviewed in Table 21. (Relevant records may include, but are not limited to, site survey reports, asbestos surveys, lead-based paint surveys, tank closure reports, and chemical inventories.)

Table 2.1 – Records Reviewed

Record Date	General Description	Comments

Table 2.2 – Potentially Environmentally Contaminating Activity

Has a records review associated with the real property identified any of the following?

Activity	Yes	No	Comments
Dumping/disposal			
Release of a hazardous substance or petroleum product above a reportable quantity (RQ)			
Storage for one year or more of a hazardous substance in quantities of 1000 kilograms or more, or above the RQ			
Closed fuel storage tanks			
Asbestos/lead/radon abatement			

If yes to any activity above, please explain environmental remediation actions, if any.

Part 2.3 – Site Inspection

Provide the date of the site inspection:

Table 2.3 – Visual Observations

Does a visual inspection of the site and adjoining properties identify any of the following?

Observation	Yes	No	Comments
Vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground			
Soil staining			
Stressed vegetation not associated with herbicide application			
Vapor or fumes			
Trash/soil piles/burn areas			

Observation	Yes	No	Comments
Sheen on water			
Monitoring wells or water supply wells			
Exterior paint degradation			
Fill dirt from unknown sources			
Evidence of any flooring, drains, walls stained by substances other than water			
Any asphalted areas with no apparent use			
Abandoned, sediment-filled storm water retention ponds			

If photographs were taken during this site inspection, provide them as an attachment to this checklist.

Has the investigation revealed that any of the following equipment and building materials have ever been present on site?

Table 2.4 – Potential Environmental Contamination from Equipment and Materials

Equipment/Material	Yes	No	Comments
Fuel storage tanks (specify type/size)			
Flammable storage lockers			
Batteries (specify type/number)			
Drums/drum storage (specify contents)			
Engine generators (specify type/size)			
Floor drains			
Septic systems or other forms of underground injection wells			
Oil/water separators			
Transformers or other oil filled equipment (specify type)			
Polychlorinated biphenyl (PCB)-containing equipment			
Regulators			
Capacitors			
Mercury-containing equipment			
Asbestos-containing materials (specify condition & location)			
Lead-based paint (specify condition & location)			
Other			

Part 2.4 – Additional Information

Are additional documents attached or submitted with this Checklist? Yes No
If yes, please summarize or provide reference in Table 2.5

Table 2.5 – Additional Documents

Date	General Document Description or Reference	Comments

Date	General Document Description or Reference	Comments

Additional Comments:

Part 2.5 – Site Assessor Statement and Signature

Site Assessor Statement

I declare that, to the best of my professional knowledge and belief, that I have completed this Environmental Screening Checklist in conformance with the standards set forth in FAA Order 1050.19C.

Certification of Qualifications

Please certify that you meet one of the following criteria:

I meet the definition of environmental professional as defined in 40 CFR § 312.10 and Appendix B of FAA Order 1050.19C.

I meet the qualification criteria as defined in in Chapter 1, Section 9.b. of FAA Order 1050.19C for Site Assessors who revise and update an Environmental Screening Checklist for real property disposals that have exceeded the validity timeframe.

Site Assessor's

Signature:

Date:

Print Name:

Title:

Organization:

Telephone:

E-mail Address:

Part 3 – Technical Sufficiency Determination

The TR must complete Part 3 based on a review of the information provided in Parts 1 and 2 of this Checklist, as well as any other associated documents and information provided by the Site Assessor and the ORT.

Check one of the following:

I have reviewed the real property acquisition referred to herein and determined that there is no indication of any environmental contamination, and **no further environmental due diligence documentation is needed.**

I have reviewed the real property acquisition referred to herein and determined that there are indicators of environmental contamination, and **a Phase I ESA report must be completed before proceeding with the property acquisition.** I will inform the ORT to initiate a Phase I ESA for this property. The reason a Phase I ESA is needed is stated below. **A Phase I ESA report must be submitted to the RECO before proceeding with the property acquisition.**

I have reviewed the real property disposal referred to herein and determined that there is no indication of any environmental contamination, and **no further environmental due diligence documentation is needed.**

I have reviewed the real property disposal referred to herein and determined that there are indicators of environmental contamination, and **additional environmental review (e.g., preliminary assessment, site investigation) and/or cleanup activities are required.** I will inform the ORT and contact the Environmental Cleanup (ECU) Program to initiate these activities. The reason for the referral is stated below. **The TR must submit documentation of ECU Program site closure to the RECO before proceeding with the property disposal.**

Certification of Qualifications

I meet the definition of environmental professional as defined in 40 CFR § 312.10 and Appendix B of FAA Order 1050.19C.

TR Signature:**Date:****Print Name:****Title:****Organization:**

Part 4 – Legal Sufficiency Determination

AGC must review the contents of this checklist and complete and sign Part 4 to indicate legal sufficiency. Legal sufficiency review is conducted for conformity with the substantive and procedural requirements of FAA Order 1050.19C and the relevant statutes and regulations. AGC has not made an independent risk assessment based on the underlying technical analysis for this property.

Check one of the following:

I have reviewed the contents of this checklist, and I conclude that the environmental review conducted to complete this checklist meets the requirements of FAA Order 1050.19C.

I have reviewed the contents of this checklist, and I conclude that the environmental review conducted to complete this checklist does not meet the requirements of FAA Order 1050.19C or other concerns exist. Further action or environmental due diligence is required for the reasons stated below.

AGC Signature:**Date:****Print Name:****Title:****Organization:****Part 5 – ORT Concurrence**

The ORT must receive and sign the Environmental Screening Checklist, maintain a copy, and provide this document electronically to the RECO.

ORT's Signature:**Date:****Print Name:****Title:****Organization:****Telephone:****E-mail Address:**