



Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process¹

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1. Scope

1.1 This practice² covers a process for conducting a Phase II environmental site assessment (*ESA*) of a parcel of property with respect to the *presence* or the likely *presence* of *substances* including but not limited to those within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (*CERCLA*) (e.g., *hazardous substances*), pollutants, contaminants, petroleum and *petroleum products*, and controlled *substances* and constituents thereof. It specifies procedures based on *the scientific method* to characterize *property* conditions in an objective, representative, reproducible, and defensible manner. To promote clarity in defining *Phase II ESA* objectives and transparency in communicating and interpreting *Phase II ESA* results, this practice specifies adherence to requirements for documenting the scope of assessment and constraints on the conduct of the assessment process.

1.1.1 A *user's* interest in the *presence* or likely *presence* of *substances* in *environmental media* at a property may arise in a wide variety of legal, regulatory, and commercial contexts, and may involve diverse objectives including those listed in 1.2. This practice contemplates that the *user* and the *Phase II Assessor* will consult to define the scope and objectives of investigation in light of relevant factors, including without limitation the *substances* released or possibly released at the *property*, the nature of the concerns presented by their *presence* or likely *presence*, the portion of the property to be investigated, the information already available, the degree of confi-

dence needed or desired in the results, the degree of investigatory sampling and *chemical testing* needed to achieve such confidence, and any applicable time and resource constraints. This practice requires that Phase II activities be conducted so that the resulting scope of work is performed, and the stated objectives are achieved, in a scientifically sound manner.

1.1.2 A *Phase II ESA* in accordance with this practice may follow site assessment activities in accordance with Practice E1527 for *Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Practice E2247 for *Environmental Site Assessments: Phase I Environmental Site Assessment for Forestland or Rural Property*, EPA's *All Appropriate Inquiries* (AAI) Rule, 40 C.F.R. Part 312, or Practice E1528 for *Limited Environmental Due Diligence: Transaction Screen Process*. Users of this practice should have knowledge and understanding of Practice E1527 and the AAI Rule because a *Phase II ESA* may address a likely *presence* of *hazardous substances* or *petroleum products* identified in previous assessment reports as a *recognized environmental condition* (*REC*). In defining the scope and purposes of a *Phase II ESA*, however, previous decisions to classify *property* conditions or areas as *RECs*, or to refrain from doing so, are not determinative as to whether investigation of the same conditions or areas is appropriate to meet the objectives of the *Phase II ESA*.

1.2 *Objectives*—This practice is intended for use in any situation in which a *user* desires to obtain sound, scientifically valid data concerning actual property conditions, whether or not such data relate to property conditions previously identified as *RECs* or *data gaps* in *Phase I ESAs*. Without attempting to define all such situations, this practice contemplates that *users* may seek such data to inform their evaluations, conclusions, and choices of action in connection with objectives that may include, without limitation, one or more of the following:

1.2.1 *Objective 1*—Assess whether there has been a *release* of *hazardous substances* within the meaning of *CERCLA*, for purposes including *landowner liability protections* (i.e., *innocent landowner*, *bona fide prospective purchaser*, and *contiguous property owner*).

1.2.2 *Objective 2*—Provide information relevant to identifying, defining and implementing landowner “*continuing obligations*,” or the criteria established under *CERCLA* (e.g.,

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² As used herein, a “standard” is a document that has been developed and established within the consensus principles of the Society and that meets the approval requirements of ASTM procedures and regulations. A “practice” is a definitive set of instructions for performing one or more specific operations that does not produce a test result. A “guide,” in contrast, is a compendium of information or a series of options that does not recommend a specific course of action. A guide increases the awareness of information and approaches in a given subject area. See Form and Style for ASTM Standards, http://www.astm.org/COMMIT/Blue_Book.pdf.