



Industrial Site
Guelph, Ontario

“A Phase Two Environmental Site Assessment was required as part of the due diligence process on a conditional offer to purchase an industrial property.”

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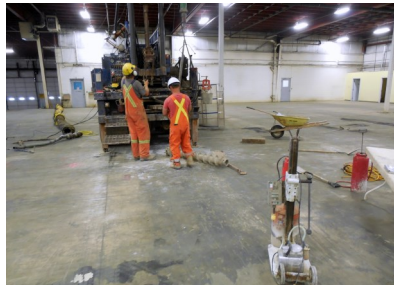


Fig. 1—Investigating an area of concern inside the building

The Problem

A conditional offer to purchase an industrial property was submitted by a private client. A Phase One Environmental Site Assessment (ESA) identified several potentially contaminating activities (PCAs); therefore, a Phase Two ESA was required as part of the conditional offer and to satisfy the due diligence process. Peritus was retained to conduct a Phase Two

ESA for the Site in accordance with Ontario Regulation 153/04, as amended, to fully assess and delineate the extent of any subsurface contamination at the Site.

The Solution

A series of boreholes and monitoring wells were installed across the Site to investigate the areas of concern identified in the Phase One ESA. Analytical data indicated that low levels of petroleum hydrocarbons and zinc were present in the surficial soil due to runoff from a nearby parking lot. Chloride was detected in groundwater at a monitoring well close to the road.

The data collected in the Phase Two ESA was used by the client to make an informed decision to purchase the property.



Fig. 2—Soil sample collected during drilling