

CENTRAL MICHIGAN UNIVERSITY

**PRELIMINARY ENVIRONMENTAL RISK REVIEW:
A "RED FLAG" CHECKLIST FOR
REAL ESTATE TRANSACTIONS**

PROPERTY _____

1) What were/are the past and current uses of the property?

Industrial _____

Commercial _____

Residential _____

Agricultural _____

Undeveloped _____

Other _____

2) What is the most recent business activity at the site:

3) What is the age and condition of any building(s) on the property?

4) Are there any obvious physical signs of contamination on or around the property?

Stained soil or concrete _____

Vegetation damage _____

Foul or unusual odors _____

Oily sheens or discoloration of surface water _____

Other _____

5) Are any potentially asbestos-containing materials evident? (Most buildings constructed before 1970 contain some type of asbestos.)

Sprayed-on fireproofing _____

Pipe Wrap _____

Friable ceiling tiles _____

Acoustical plaster _____

6) Were any chemicals or fuels handled at the site? _____

7) Are there now, or have there ever been, any underground storage tanks on the property?

8) Are there electrical transformers or capacitors on the property, which may contain PCBs?

9) Could the activities at adjacent businesses or properties pose potential environmental risks?

10) Are there underground wells on the property? _____

11) Is the ground water in the immediate area used as a source of drinking water?

12) Is the property, or any of the adjacent properties, on a federal, state, or local list of hazardous waste sites? _____

13) Is the property the subject of environmental litigation or regulatory enforcement action?

14) Are there any adverse press reports or complaints on file concerning the property?

15) Is the property near any floodplain, wetland, or sensitive ecological area?

16) Are there any easements on the property (roadways/pipelines)? Do these have any potential environmental implications? _____

17) Is there evidence of excavation, filling, or other earth moving activities?

18) Are there any pits, ponds, or lagoons on the property? _____

19) Has there been any oil or gas drilling or transportation on this property? If so, what is the current status of such operation? _____

20) Will the University be acquiring the mineral rights to the property, or owned by someone else?

21) Are there septic tanks on the property? Are they currently in use? _____

Form adopted from Michigan State University, Land Management Office.