



**Deliver Peace Of Mind.**



**EDR**® Environmental Data Resources Inc

**It's Official:  
The EDR Neighborhood Environmental  
Report Is The Standard.**

## DELIVER PEACE OF MIND:

Today's best home inspectors know that environmental issues are something their customers need to be aware of when buying or selling a home. While typically less than 10% of homes have an environmental record within 300 feet of their property address, it is important to know the entire neighborhood; the neighborhood where your customers live, work and play. The EDR Neighborhood Environmental Report™ provides the information they need to proceed with confidence.

- ✓ **It's your customer's largest investment** – Help them make informed decisions.
- ✓ **They should know the neighborhood and its history** – It's no surprise that problems can arise from things unknown or forgotten by the homeowner. An EDR report can identify historical details that can be important to everyone involved.
- ✓ **Accurate and fast** – The EDR Neighborhood Environmental Report can be produced in minutes.
- ✓ **Reduce surprises and instill confidence** – Information provided in an EDR Neighborhood Environmental Report can provide peace of mind for your customer and help transactions run smoothly, with greater satisfaction for all involved.



### Trust The Leader

EDR is the nation's leading and most trusted provider of environmental risk information. More environmental professionals, lenders, corporations and government agencies rely on EDR for environmental information than any other provider. You can be confident that every EDR Neighborhood Environmental Report is backed by years of experience and the accuracy and comprehensiveness of the largest collection of local, state, and federal environmental information in the U.S.

# The EDR Neighborhood Environmental Report: Accurate, Comprehensive, Easy To Use.

The EDR Neighborhood Environmental Report is easy to read and understand. Here's how it works:

<b>EDR Neighborhood Environmental Report™</b>		November 10, 2005
Property Information:		
523 BALDWIN AVENUE OAKVILLE, CA 94708		
<b>Neighborhood Summary</b>		
<b>ENVIRONMENTAL RECORDS WITHIN 300 FEET</b>		
This report found 1 environmental record within 300 feet of the property located at 523 BALDWIN AVENUE. For additional information, see Section A.		
<b>ENVIRONMENTAL RECORDS BEYOND 300 FEET</b>		
The report found 10 environmental records beyond 300 feet. For additional information, see Section B.		

<b>About This Report</b>
<p>This report has been compiled by Environmental Data Resources Inc. (EDR). EDR is the leading national provider of environmental risk information to environmental and home inspection professionals. This report compares the property address against selected government databases of known and potential contamination sites. This report provides no information on the status of the interior structures on the property such as, but not limited to, the existence of mold, asbestos, lead, radon, vapor intrusion or other issues.</p> <p>For your convenience, this report is organized into the following sections:</p> <p><b>Section A</b> provides information about records of known and potential environmental issues within a 300 foot radius of the street address provided.</p> <p><b>Section B</b> provides information about records of known and potential environmental issues beyond 300 feet of the street address provided. The selected databases are searched to distances most commonly used by environmental professionals.</p> <p><b>Section C</b> provides information about records that lack sufficient address information for sites to be precisely located.</p> <p><b>Section D</b> provides descriptions and explanations of the databases used, the differences between "known" and "potential" contamination, and contact information for government agencies. If you have concerns about the findings in this report, we recommend that you contact the relevant government agency that can provide additional information about specific environmental issues.</p>

## NEIGHBORHOOD SUMMARY

Each report starts with a simple summary of findings for the relevant databases for the state where the property is located. The summary is broken into two categories: Environmental Records *within* 300 feet and Environmental Records *beyond* 300 feet.

## ABOUT THIS REPORT

This section provides a guide to how the report is broken down. There are four sections, A – D.

**Section A** is information on records of known and potential environmental issues within 300 feet.

**Section B** covers records of known and potential environmental issues beyond 300 feet and out to standard search distances most commonly used by environmental professionals.

**Section C** provides information about records that lack enough data to be mapped. This results from incomplete government records, making it impossible to precisely locate these "orphan" sites.

**Section D** contains detailed descriptions of the various databases used and the differences between them. Also, contact information for the relevant government or private organization that maintains the database is listed.

**A ENVIRONMENTAL RECORDS WITHIN 300 FEET**

This section is broken into sites with records indicating *known* contamination and sites with records of *potential* contamination. The 300 foot radius (a six acre circle) covers most residential properties in the U.S. as well as adjoining properties.

**A**

**ENVIRONMENTAL RECORDS WITHIN 300 FEET**

Sites with **Known** Contamination Within 300 Feet: 1 Record Found  
Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ▼ 1 Leaking Underground Storage Tank was identified.
- ✓ No California Hazardous Material Incident Sites were identified.
- ✓ No Landfills were identified.
- ✓ No EPA Final Superfund Sites were identified.
- ✓ No EPA Proposed Superfund Sites (CERCLIS) were identified.
- ✓ No Hazardous Waste Treatment Storage and Disposal Sites were identified.
- ✓ No Confirmed Hazardous Substance Releases were identified.
- ✓ No Spills, Leaks, Investigations or Cleanups (SLIC) were identified.

Sites with **Potential** Contamination Within 300 Feet: No Records Found  
Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No CDC Environmental Health Assessments were identified.
- ✓ No Active Department of Defense Sites were identified.
- ✓ No Former Department of Defense Sites were identified.
- ✓ No Historical Coal to Gas Facilities were identified.
- ✓ No Radioactive Material Activity Sites were identified.

**A**

**DETAIL: SITES WITH KNOWN CONTAMINATION WITHIN 300 FEET**

Sites with **Known** Contamination are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ▼ 1 Leaking Underground Storage Tank was identified.  
Leaking Underground Storage Tanks can leak petroleum into the ground. These chemicals can migrate underground to groundwater or other pathways to human contact.

Location	Distance from Property
ALTON GENERICA TRUST Facility Status: Leak being confirmed	5600 7TH ST..... 0.0 mile SSE.

**A DETAIL**

When a record is found, this section provides more detail. The hit shown at left is a leaking underground storage tank. Notice that the location, distance and direction from the property and the status field provide detail about that record when available.

## B ENVIRONMENTAL RECORDS BEYOND 300 FEET

This section lists records found outside the immediate property and is divided into known and potential contamination site records. Distances are searched to standard distances used by environmental professionals.

B

### ENVIRONMENTAL RECORDS BEYOND 300 FEET

**Sites with Known Contamination Beyond 300 Feet: 10 Records Found**  
Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ▼ 4 Leaking Underground Tanks were identified beyond 300 feet and within 1/2 mile.
- ▼ 4 California Hazardous Material Incident Sites were identified beyond 300 feet and within 1/4 mile.
- ✓ No Landfills were identified beyond 300 feet and within 1/2 mile.
- ✓ No EPA Final Superfund Sites were identified beyond 300 feet and within 1 mile.
- ✓ No EPA Proposed Superfund Sites (CERCLIS) were identified beyond 300 feet and within 1/2 mile.
- ✓ No Hazardous Waste Treatment Storage and Disposal Sites were identified beyond 300 feet and within 1/2 mile.
- ✓ No Confirmed Hazardous Substance Releases were identified beyond 300 feet and within 1 mile.
- ▼ 2 Spills, Leaks, Investigations or Cleanups (SLIC) were identified beyond 300 feet and within 1/2 mile.

**Sites with Potential Contamination Beyond 300 Feet: No Records Found**  
Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No CDC Environmental Health Assessments were identified beyond 300 feet and within 1/4 mile.
- ✓ No Active Department of Defense Sites were identified beyond 300 feet and within 1/4 mile.
- ✓ No Former Department of Defense Sites were identified beyond 300 feet and within 1/4 mile.
- ✓ No Historical Coal to Gas Facilities were identified beyond 300 feet and within 1/4 mile.
- ✓ No Radioactive Material Activity Sites were identified beyond 300 feet and within 1/4 mile.

## C UNLOCATED SITES

These records lack sufficient information to be accurately mapped. Typically, this is due to incomplete government records.

C

### UNLOCATED SITES

Government records occasionally lack sufficient address information for some sites to be precisely located to an exact location. The following site(s) may or may not be in a close proximity to the target property.

Location	Database(s)
EXME ASC ..... MIDDLETOWN HWY ..... MIDDLETOWN, SIGNAL	LUST
MAIN STREET CLEANERS ..... 2360 STARBURST CIRCLE ..... MIDTOWN	SLIC
DEPT OF TRANSPORTATION ..... 765 N BURROUGH HWY ..... MIDDLEBURY	SLIC
DISTRICT 9 PROJECT DEV	

## D EXPLANATION AND FOLLOW-UP DISCUSSION

This section provides detail on the databases that were searched for the report. When available, it also provides definitions for the status fields as well as contact information for the relevant government agency.

D

### EXPLANATION AND FOLLOW-UP DISCUSSION

Information in the EDR Neighborhood Environmental Report is gathered from certain government agencies. For each of the databases searched, the following section provides a:

- description of the database
- where available, contact number and web site for more information
- version date of the database searched
- distance from the address the data was searched

### EXPLANATION AND FOLLOW-UP DISCUSSION WITH KNOWN CONTAMINATION

may pose the following potential

## EDR: The Standard In Environmental Risk Information

**Environmental Data Resources, Inc. (EDR)** has been a national leader in the U.S. environmental information market since 1990 and is the recognized authority and innovator in environmental information for real estate transactions.

Environmental professionals and lenders across the nation, as well as The Environmental Protection Agency (EPA), ASTM International and other industry organizations look to EDR as a leader in defining and improving environmental reporting standards.

### ✓ National Reach –

EDR has 29 research and sales locations throughout the U.S.

### ✓ Largest Database –

EDR maintains the nation's largest collection of state, local and federal environmental information.

### ✓ Unmatched Experience –

EDR generates over 750,000 reports a year for real estate transactions.

### ✓ Commitment to Excellence –

EDR's reputation and leadership position are the result of our total focus on providing the most accurate, comprehensive and up-to-date environmental reports.

### ✓ Proven Expertise –

EDR professionals provide an industry knowledge base by publishing hundreds of papers on environmental risk reporting and information.

### ✓ Respected Resource –

More environmental professionals, lenders, corporations, and government agencies trust EDR for environmental risk information than any other U.S. company.

## Frequently Asked Questions

### 1. Will the EDR Neighborhood Environmental Report unnecessarily frighten people?

In the vast majority of cases EDR reports will increase confidence by finding no records of significant environmental issues in close proximity to the property. Also, unlike neighborhood rumors and news hype, the report presents balanced information and relevant facts that will help people understand issues and make better decisions. If a problem is found, it is in the best interest of all parties to have it disclosed.

### 2. What is the benefit for buyers of a home?

Buying a report from a trusted third party provider such as a home inspector and EDR will enhance confidence in going forward with a sale by reinforcing peace of mind that there are no "secrets" about a property.

### 3. What is the benefit for sellers?

In most cases the EDR report will find no significant issues. This increases buyer confidence and makes the property and surrounding neighborhood more attractive. When a significant issue is found, identifying and properly reporting it during the home inspection reduces the chances for last-minute surprises.

### 4. Why should people care if there are problems such as a Superfund site or a leaking underground tank in close proximity to a home?

Any environmental issues, regardless of the severity, can affect the resale value and safety of the property. Home owners and buyers need to be informed because these issues can affect drinking water, soil and air quality. They can also lead to health problems if left untreated.

### 5. What happens if a property gets a "hit", an environmental record found?

A "hit" on a report in no way indicates a worst case scenario for a property. The report provides a status of the record found and its distance from the property. If that does not answer the concern, the back of the report provides further information about the record and lists a "Contact Information" section for government agencies whose databases have indicated a potential problem. These agencies offer help and information so parties can better understand risks and determine the best course of action.

### 6. If a significant environmental issue is found in a report what are the next steps?

Next steps vary depending on the type of issue found and the specific circumstances. For example, if there is a well on the property, a homebuyer may choose to have the water tested for possible contaminants. In most cases, acquiring additional information and explanation from the relevant government agency will resolve any concerns. In the extremely rare cases when an environmental issue warrants further investigation, the homebuyer can use the services of a local environmental consultant.

### 7. Will the report show all underground oil tanks in the area?

No, not unless there has been a problem with the tank that has been reported.

### 8. Why are the search distances different depending on whether they are final Superfund sites, proposed Superfund sites, spills, historical coal to gas facilities, etc.?

They are mapped based on environmental industry standards. There are no legal requirements for distances within which a residential environmental issue has to be reported. The initial 300 foot search distance around the property was chosen because it represents a five acre circle, large enough to include most properties and the adjoining properties.

### 9. Why is EDR's Neighborhood Environmental Report the best in the industry?

The EDR Neighborhood Environmental Report is the only report that provides coverage of the most relevant, common and high-risk hazards. Also, the report is based on years of experience and EDR's highly accurate and comprehensive collection of local, state, and federal environmental information, the largest in the U.S. The report is also very easy to read and understand.

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