**Project Name/Identifier**

| **Property Description** |
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| Briefly describe the property including size, topography, and shape of the property. |
| Briefly describe the setting of the property including location of roads, utilities available to the property, adjacent land uses. |

| **All Appropriate Inquiries** |
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| Have the requirements outlined in the Site Characterization Guidance Document and for all appropriate inquiries been met? [Y/N/Unknown]. Describe. |

| **Property History** |
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| What are the prior land uses and activities? |
| Who were the prior owners and tenants of the property? |
| Are there past development or reuse plans prepared for the property that can inform the due diligence? [Y/N/Unknown]. If yes, summarize relevant information and findings. |
| Describe any other relevant factors relating to property history that should be considered during the evaluation and reuse planning process. |

| **Current Property Status** |
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| What is the ownership status (e.g., private, abandoned, publicly owned) and how long has the property been in this status? |
| Is there clear title to the property? [Y/N/Unknown]. If no or unknown, describe. |
| What is the current land use of the property? |
| Briefly describe any buildings or other structures located on the property including a general assessment of their condition. |
| Are buildings, structures or areas of the property of historical significance or greater than 50 years old? [Y/N/Unknown]. Describe.  If Yes, have any historical studies been commission or have there been discussions with the State Historical Preservation Office? |
| Are there or is there likely to be asbestos containing materials, lead-based paint or building materials, or PCB requiring removal and disposal? [Y/N/Unknown]. Describe. |
| Are there any easements, deed restrictions, or physical or other restrictions that may impact the use of the property? [Y/N/Unknown]. If yes, describe. |
| Is any portion of the property located within a 100 year or 500 year flood plain? [Y/N/Unknown]. Describe.  If yes, does the facility qualify for the Connecticut mill conversion exemption (CGS Section 25-68d(e))? |
| Is groundwater used for potable or other purposes on the property or the surrounding properties? [Y/N/Unknown]. Describe.  What is the groundwater classification of the property? |
| Are there wetlands or critical habitats or Natural Diversity Database Areas (ecologically sensitive species or habitats) on or in close proximity to the property that may impact reuses of the property or has mapping been conducted on the property? [Y/N/Unknown]. If yes, describe.  If critical habitats or Natural Diversity Database Areas have been identified, has more information been requested through DEEP’s Natural Diversity Data Base (NDDB)? |
| Are there other factors (e.g., adjacent land use – including sensitive land uses, such as daycares or schools) relevant to property status that should be considered? [Y/N/Unknown]. If yes, describe. |

| **Property Appraisal** |
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| What is the appraised value of the property and how was this value determined?  Identify the person that conducted the appraisal, his/her qualifications, and date of the appraisal. |
| Describe any other relevant factors (e.g., limitations or conditions associated with an appraisal, significant variability in appraisals) relating to property appraisal that should be considered during the reuse planning. Specify whether the appraisal took into consideration the environmental condition of the property. |

| **Regulatory Status** |
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| What federal and/or state cleanup statutes are potentially applicable to the property? |
| Have federal- or state-mandated cleanup actions already been or are likely to be conducted at the property? [Y/N/Unknown]. Describe. |
| Have potentially responsible parties been identified for the property? [Y/N/Unknown]. Describe. |
| Is the municipality already or likely to be a potentially responsible party? [Y/N/Unknown]. Describe and discuss potential liability relief programs that may be used to limit federal and State liability. |
| Describe any other factors (e.g., specific regulatory requirements, permits, violations) relevant to regulatory status that should be considered during the reuse planning. |

| **Environmental Conditions** |
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| Briefly describe the environmental assessments that have been conducted on the property. |
| Is there a known or suspected environmental condition on the property? [Y/N/Unknown]. If yes, provide a brief summary of each known or suspected environmental condition. |
| Are there data gaps either identified or indicated in the Environmental Assessments? [Y/N/Unknown]. Describe. |
| What regulatory oversight has occurred or is occurring for environmental investigations/studies and cleanup? |
| Has the validity of data and other information or conclusions in previous environmental investigations/studies been evaluated? [Y/N/Unknown]. Describe. |
| Do existing environmental investigations/studies and cleanups address off-property sources of contamination? [Y/N/Unknown]. Describe. |
| Have hazardous substances associated with activities on the property been identified on adjacent properties or are hazardous substances expected to migrate beyond the property boundaries (including the potential for groundwater migration off the property and vapor intrusion into current or future structures on the property or on other properties)? [Y/N/Unknown]. Describe. |
| Do existing environmental investigations/studies and cleanups address asbestos, lead-paint and other hazardous materials that were used in the construction of buildings and other structures? [Y/N/Unknown]. Describe. |
| Do existing environmental investigations/studies and cleanup address all areas of the property? [Y/N/Unknown]. Describe. |
| Are there known or believed to be serious, immediate threats to human health and the environment associated with the environmental condition identified on the property, including conditions considered to be Significant Environmental Hazards? [Y/N/Unknown]. Describe situation and any action taken to abate such conditions. |
| For properties where cleanup has occurred, are the existing activity and land use assumptions and cleanup goals consistent with the planned or intended uses of the property? [Y/N/Unknown]. Describe. |
| Are there health studies that suggest a possible link between releases from the property and adverse health impacts on humans? [Y/N/Unknown]. Describe. |
| Are long-term cleanup-related treatment systems or other engineering controls in place or planned? [Y/N/Unknown]. Describe. |
| Have studies been conducted to determine whether releases from the property may pose a potential risk to ecological resources on or off of the property? [Y/N/Unknown] Describe the results.  If no or unknown, is it likely that an ecological risk assessment will be needed either due to the presence of ecological resources or specific requirements of regulatory programs such as RCRA corrective action? |
| Are there other factors (e.g., significant additional assessment requirements, restrictions on obtaining additional information) relevant to environmental conditions status that should be considered during the reuse planning? [Y/N/Unknown]. Describe. |

| **Connecticut Specific Regulatory Status** |
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| Is the property located in an Environmental Justice community [Y/N/Unknown]. Describe any actions taken to engage the community.  If yes, has the municipality contacted the Connecticut Department of Environmental Protection’s Environmental Justice Program? |
| Has the property been identified on a Brownfields List maintained by the Council of Governments, Town, DEEP, or Connecticut Department of Economic and Community Development (DECD)? [Y/N/Unknown]. Describe. |
| Has the property been identified on the Connecticut List of Contaminated or Potentially Contaminated Sites? [Y/N/Unknown]. Describe. |
| Is the property enrolled in a program that is subject to the CT Remediation Standard Regulations (RSRs) or otherwise required to cleanup to the RSRs (Section 22a-133k-1(b))? [Y/N/Unknown]. Describe.  If yes, what program? |
| Does the property meet the definition of an "Establishment" as defined in Section 22a-134(3) of the Connecticut General Statutes (CGS)?  If yes, would the planned future transfer of the property meet the definition of a Transfer of Establishment, as defined in Section 22a-134(1) of the CGS? [Y/N/Unknown]. Describe. |
| Has analytical data generated from the property been collected in accordance with the Connecticut Reasonable Confidence Protocols (RCPs)? [Y/N/Unknown]. Describe. |
| Are off-property/upgradient sources of groundwater contamination or soil vapor migrating onto the property? [Y/N/Unknown]. Describe. |
| Is contamination from the property migrating off of the property? (Certain Brownfield Programs including the Abandoned Brownfields Cleanup Program (CGS Section 32-768) and Brownfields Remediation and Revitalization Program (CGS Section 32-769) do not require cleanup of contamination that has migrated off of a property) [Y/N/Unknown]. Describe. |
| Have any spills occurred at the property and have they been reported to DEEP, EPA, and/ or the US Coast Guard National Response Center? [Y/N/Unknown]. Describe. |
| Have any Significant Environmental Hazards (SEHs) been identified during the investigation of the property, have they been reported, and if so, what is the current status? [Y/N/Unknown]. Describe. |

| **Environmental Restrictions** |
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| Are there environmental land use restrictions or engineered controls implemented or planned for the property (CGS Section 22a-133q)? [Y/N/Unknown]. Describe. |
| Describe any other factors (e.g., long-term stewardship requirements, condition of the restriction, operation of a system to control vapor migration) relevant to environmental restrictions that should be considered during the reuse planning. |

| **Other Information** |
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| Has a remedial action plan been developed for the property? [Y/N/Unknown]. Describe.  If yes, is the proposed cleanup consistent with the potential future use? [Y/N/Unknown]. Describe. |
| Describe any other factors relevant to the property that should be considered during the evaluation, cleanup, and reuse planning process. |

| **References** |
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| List reports and other documents relied upon for the information presented on this worksheet |

| **Sources** |
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| List individuals or organizations that have provided information to support the due diligence process along with contact information and a brief description of the information provided. |

| **Worksheet Completed By:** | |
| --- | --- |
| Name: | Title: |
| Representing: | Date: |