

Environmental Due Diligence (EDD1 and EDD2)

EDD is an environmental risk assessment which aims to uncover environmental risks and liabilities in real estate trading, corporate arrangements and operational changes.

General

An EDD report assesses real estate, the areas around it and the land it is on. An EDD report is usually drafted because risks and liabilities concerning environmental issues can be financially expensive when realized. Korjauspartnerit does Phase 1 and Phase 2 due diligences. In Phase 1, the existence of risks is surveyed with on-site observations, existing documents, materials acquired from officials, or without visiting the site. In Phase 2, land samples and other samples are taken to verify the risks. Samples are analyzed in a laboratory.

Contents

- » Phase 1 consists of interviews, reviewing existing documents and reports, and often an on-site inspection. Their purpose is to inspect issues from Phase 1 more specifically.
- » Phase 1 assesses the possible significant environmental risks and liabilities and the need for further examinations in Phase 2. » The result of an EDD evaluation is an assessment of the environmental risks and liabilities, and sometimes of the related costs.
- » Phase 2 examinations usually concern land degradation, building contaminants and groundwater.

Reporting

- » Phase 1 reports present evaluations of the environmental risks based on received information.
- » The report relies on interviews with officials, observations made during the on-site inspection, received documents and publicly available information.
- » Environmental assessments often include:
 - Materials containing asbestos or contaminants
 - Emissions
 - Water and waste water
 - Waste disposal
 - Noise
 - Chemicals
 - Radon

Other considerations

- » Environmental Due Diligence aims to survey environmental risks and connected financial risks.
- » Korjauspartnerit does Phase 1 and Phase 2 assessments.