

DRY CLEANER QUESTION

1) Case Facts: Dry cleaner with a plant is currently on-site. The dry cleaner has always used perchloroethylene (PCE, PERC). This tenant is the only dry cleaner to have occupied the property. A new PERC dry cleaning machine is less than a year old. The new machine has steel secondary containment. No information is known about the previous machine except that it was a PERC machine. Floor is tiled. No floor drain. Bathroom is standard. Outside of the rear door of the unit is paved with weathered asphalt. Average housekeeping. In this question, the years on-site are treated as a variable. Please answer for each of the following durations of the dry cleaner's tenancy:

The Dry Cleaner has been on site for 2 years.

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	43		18		
REC	25	58.14%	REC	11	61.11%
ISSUE ONLY	17	39.53%	ISSUE ONLY	7	38.89%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE		

The Dry Cleaner has been on site for 4 years.

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	43		18		
REC	30	69.77%	REC	14	77.78%
ISSUE ONLY	12	27.91%	ISSUE ONLY	4	22.22%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE		

The Dry Cleaner has been on site for 8 years.

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	43		18		
REC	40	93.02%	REC	18	100.00%
ISSUE ONLY	2	4.65%	ISSUE ONLY	0	0.00%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE		

The Dry Cleaner has been on site for 15 years.

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	43		18		
REC	37	86.05%	REC	18	100.00%
ISSUE ONLY	0	0.00%	ISSUE ONLY	0	0.00%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE		

The Dry Cleaner has been on site for 20 years.

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	43		18		
REC	37	86.05%	REC	18	100.00%
ISSUE ONLY	0	0.00%	ISSUE ONLY	0	0.00%
NON-ISSUE	1	2.33%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE		

If you have one, how many years of operation would be your rule of thumb?

EVERYONE	Consultants		Lenders		
	Total	Percent	Total	Percent	
	13		4		
1 year	2	15.38%	1 year	1	25.00%
2 years	0	0.00%	2 years	0	0.00%
3 years	2	15.38%	3 years	1	25.00%
4 years	2	15.38%	4 years	1	25.00%
5 years	9	69.23%	5 years	2	50.00%

GAS STATION QUESTION

2) Case Facts: The subject site is occupied by a gas station. The site has three 10,000-gallon underground storage tanks and six fuel dispensing pumps. These tanks are the only generation of tanks to have occupied the site. The tanks are double walled and meet the minimum Federal 1998 upgrade requirements. Interstitial monitoring and a Veeder-Root automated leak monitoring system are in place. No automotive repair has been conducted on the site. No visual or interview evidence of a release. In this question, the years on-site are treated as a variable. Please answer for each of the following durations of the gas station's tenancy:

The Gas Station has been on site for 2 years.

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
REC	10	23.26%	7	38.89%
ISSUE ONLY	27	62.79%	11	61.11%
NON-ISSUE	1	2.33%	0	0.00%
NON-RESPONSIVE	1			

The Gas Station has been on site for 4 years.

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
REC	12	27.91%	7	38.89%
ISSUE ONLY	24	55.81%	11	61.11%
NON-ISSUE	1	2.33%	0	0.00%
NON-RESPONSIVE	1			

The Gas Station has been on site for 8 years.

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
REC	23	53.49%	14	77.78%
ISSUE ONLY	14	32.56%	4	22.22%
NON-ISSUE	1	2.33%	0	0.00%
NON-RESPONSIVE	1			

The Gas Station has been on site for 15 years.

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
REC	34	79.07%	18	100.00%
ISSUE ONLY	3	6.98%	0	0.00%
NON-ISSUE	1	2.33%	0	0.00%
NON-RESPONSIVE	1			

The Gas Station has been on site for 20 years.

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
REC	36	83.72%	18	100.00%
ISSUE ONLY	1	2.33%	0	0.00%
NON-ISSUE	1	2.33%	0	0.00%
NON-RESPONSIVE	1			

If you have one, how many years of operation would be your rule of thumb?

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
0 years	2	10.00%	1	10.00%
2 years	1	5.00%	0	0.00%
3 years	1	5.00%	0	0.00%
5 years	4	20.00%	3	30.00%
8 years	2	10.00%	2	20.00%
10 years	7	35.00%	3	30.00%
15 years	1	5.00%	1	10.00%
20 years	2	10.00%	0	0.00%

If the tanks are single walled would you change your answer?

EVERYONE	Consultants		Lenders	
	Total	Percent	Total	Percent
Yes	14	45.16%	7	53.85%
No	17	54.84%	6	46.15%
Non-Response	12		5	

EVERYONE	If yes, REC at how many years?							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
	15		7		6			
2 years	4	26.67%	2 years	2	18.18%	2 years	1	10.00%
3 years	1	6.67%	3 years	0	0.00%	3 years	1	10.00%
4 years	2	13.33%	4 years	1	9.09%	4 years	1	10.00%
5 years	3	20.00%	5 years	2	18.18%	5 years	1	10.00%
8 years	2	13.33%	8 years	2	18.18%	8 years	0	0.00%
10 years	1	6.67%	10 years	0	0.00%	10 years	0	0.00%
15 years	2	13.33%	15 years	0	0.00%	15 years	2	20.00%

AUTO REPAIR QUESTION

3) Case Facts: The subject site is currently occupied by an auto repair shop. The owner has owned the site for approximately 2 years. The auto repair shop is equipped with 2 small drains that lead to a three-stage clarifier at the exterior of the shop. Fire and Health Department records show no violations. Records of the presence of oils, waste oil, and other automotive fluids were found in the otherwise sparse file. According to the owner, he used only Safety Clean Solvents (past 2 years). Prior solvent use is unknown. The shop generates 55 gallons of waste oil (drum) and a drum of waste oil filters per month. The repair shop has 3 in ground hydraulic lifts --no reports of leaks. No underground storage tanks were ever on-site. In this question, the years of operation are treated as a variable. Please answer REC or Issue Only for each of the following durations:

EVERYONE	Auto repair shop has been on site for 2 years.							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
REC	8	18.60%	REC	4	22.22%	REC	3	14.29%
ISSUE ONLY	35	81.40%	ISSUE ONLY	14	77.78%	ISSUE ONLY	18	85.71%
NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		

EVERYONE	Auto repair shop has been on site for 4 years.							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
REC	28	65.12%	REC	10	55.56%	REC	7	33.33%
ISSUE ONLY	25	58.14%	ISSUE ONLY	8	44.44%	ISSUE ONLY	14	66.67%
NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		

EVERYONE	Auto repair shop has been on site for 8 years.							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
REC	29	67.44%	REC	13	72.22%	REC	14	66.67%
ISSUE ONLY	14	32.56%	ISSUE ONLY	5	27.78%	ISSUE ONLY	7	33.33%
NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		

EVERYONE	Auto repair shop has been on site for 15 years.							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
REC	40	93.02%	REC	18	100.00%	REC	17	80.95%
ISSUE ONLY	3	6.98%	ISSUE ONLY	0	0.00%	ISSUE ONLY	1	4.76%
NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		

EVERYONE	Auto repair shop has been on site for 20 years.							
	Consultants		Lenders					
	Total	Percent	Total	Percent	Total	Percent		
REC	42	97.67%	REC	18	100.00%	REC	20	95.24%
ISSUE ONLY	1	2.33%	ISSUE ONLY	0	0.00%	ISSUE ONLY	1	4.76%
NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%	NON-ISSUE	0	0.00%
NON-RESPONSIVE			NON-RESPONSIVE			NON-RESPONSIVE		

If you have one, how many years of operation would be your rule of thumb?

EVERYONE	Consultants		Lenders		Total	Percent	
	Total	Percent	Total	Percent			
0 years	1	5.00%	0 years	1	10.00%	0	0.00%
2 years	1	5.00%	2 years	1	10.00%	0	0.00%
3 years	2	10.00%	3 years	0	0.00%	2	20.00%
5 years	3	15.00%	5 years	0	0.00%	3	30.00%
6 years	1	5.00%	6 years	0	0.00%	0	0.00%
8 years	2	10.00%	8 years	2	20.00%	1	10.00%
10 years	8	40.00%	10 years	4	40.00%	4	40.00%
15 years	2	10.00%	15 years	2	20.00%	0	0.00%

If an underground waste oil tank was present, would this change your approach?

EVERYONE	Consultants		Lenders		Total	Percent	
	Total	Percent	Total	Percent			
Yes	18	62.07%	Yes	8	66.67%	7	50.00%
No	16	55.17%	No	4	33.33%	7	50.00%
Non-Response	10		Non-Response	6		3	

If yes, REC at how many years?

EVERYONE	Consultants		Lenders		Total	Percent	
	Total	Percent	Total	Percent			
0 years	4	26.67%	0 years	2	25.00%	1	14.29%
1 year	1	6.67%	1 year	0	0.00%	1	14.29%
2 years	2	13.33%	2 years	1	12.50%	1	14.29%
4 years	1	6.67%	4 years	1	12.50%	0	0.00%
5 years	7	46.67%	5 years	2	25.00%	4	57.14%
8 years	1	6.67%	8 years	1	12.50%	0	0.00%
10 years	1	6.67%	10 years	1	12.50%	0	0.00%
15 years	1	6.67%	15 years	0	0.00%	1	14.29%

HISTORICAL PRINTER

4) Case Facts: The subject site has been occupied by a pillow warehouse with no concerns; however, the site was occupied by Industrial Printing, Inc. for 20 years beginning in 1960 and ending in 1980. The site is developed with a 25,000 s.f. light industrial building located on a two acre lot. Additional case facts: Fire Department and city building files are sparse, but show no violations. There was no local hazmat oversight agency during the printing tenant's tenure. Aerials do not show any evidence of exterior drum storage. Prior to the development in 1960, the site was undeveloped land. The undeveloped portion of the site is half paved and half landscaped.

Would you consider these facts a REC?

EVERYONE	Consultant		Lender		Total	Percent	
	Total	Percent	Total	Percent			
Yes, REC	35	81.40%	Yes, REC	18	100.00%	14	66.67%
Issue Only	8	18.60%	Issue Only	0	0.00%	7	33.33%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	0	0.00%
Non-Response	0		Non-Response	0		0	

Would you consider this a REC if groundwater was located at 100 feet below ground surface and soil has a lot of clay content?

EVERYONE	Consultant		Lender		Total	Percent	
	Total	Percent	Total	Percent			
Yes, REC	29	67.44%	Yes, REC	16	88.89%	10	47.62%
Issue Only	13	30.23%	Issue Only	2	11.11%	10	47.62%
Non-Issue	1	2.33%	Non-Issue	0	0.00%	1	4.76%
Non-Response	0		Non-Response	0		0	

HISTORICAL OIL WELLS

5) Case Facts: The subject site is occupied by a medical office building built in 1975; however, the site had three oil wells on-site between 1900 and 1950. Additional case facts: A document from state agency regulating oil and gas wells shows that the wells were abandoned and plugged in the 1950s; although, not a lot of detail is provided. Aerials show three oil derricks, one of the wells is under the current building. An above ground storage tank is visible in the aerial photographs. The locations of the cutting pits are not apparent on the aerials. The current building has neither a methane alarm system nor an impermeable vapor barrier.

EVERYONE	Would you consider these facts a REC?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	36	83.72%	Yes, REC	12	66.67%	Yes, REC	17	80.95%
Issue Only	7	16.28%	Issue Only	3	16.67%	Issue Only	4	19.05%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

In light of the new Vapor Intrusion Standard, would you consider this case a potential vapor intrusion condition(pVIC)?

EVERYONE	Would you consider this case a potential vapor intrusion condition(pVIC)?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, pVIC	32	78.05%	Yes, pVIC	12	75.00%	Yes, pVIC	16	76.19%
Issue Only	5	12.20%	Issue Only	3	18.75%	Issue Only	2	9.52%
Non-Issue	4	9.76%	Non-Issue	1	6.25%	Non-Issue	3	14.29%
Non-Response	2		Non-Response	2		Non-Response	0	

HISTORICAL SERVICE STATION

6) Case Facts: The subject site is occupied by an office building built in 1975; however, the site had been occupied by a historical service station from 1950 to 1972. Additional case facts: The old gas station had three tanks 8,000 gallons each and two dispenser islands. The service station also performed automotive repair. Building department records document the removal of the tanks; however, no soil or ground water testing was done. No notes exist regarding the integrity of the tanks when removed. The office building is not above the tank hold, but is above one of the dispenser islands.

EVERYONE	Would you consider the former tanks and dispenser islands a REC?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	38	88.37%	Yes, REC	18	100.00%	Yes, REC	16	76.19%
Issue Only	5	11.63%	Issue Only	0	0.00%	Issue Only	5	23.81%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

Would you consider this a REC if groundwater was located at 100 feet below ground surface and soil has a lot of claycontent?

EVERYONE	Would you consider this a REC if groundwater was located at 100 feet below ground surface and soil has a lot of claycontent?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	34	79.07%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	9	20.93%	Issue Only	0	0.00%	Issue Only	8	38.10%
Non-Issue	0	0.00%	Non-Issue	0	0.00%	Non-Issue	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

If tanks were removed in 1980 and the site has a case closure letter from the 1980s with no actual soil testing, would you consider this a REC?

EVERYONE	If tanks were removed in 1980 and the site has a case closure letter from the 1980s with no actual soil testing, would you consider this a REC?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	34	79.07%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	7	16.28%	Issue Only	0	0.00%	Issue Only	6	28.57%
Non-Issue	2	4.65%	Non-Issue	0	0.00%	Non-Issue	2	9.52%
Non-Response	0		Non-Response	0		Non-Response	0	

If site received case closed in 1996 after significant remediation and soil testing, but the levels allowed to remain exceed today's cleanup standards, how would you classify these facts (you can circle more than one)?

EVERYONE	If site received case closed in 1996 after significant remediation and soil testing, but the levels allowed to remain exceed today's cleanup standards, how would you classify these facts (you can circle more than one)?							
	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	12	27.91%	Yes, REC	8	44.44%	Yes, REC	3	14.29%
No REC; Yes HREC	15	34.88%	No REC; Yes HREC	2	11.11%	No REC; Yes HREC	11	52.38%
Neither REC nor HREC	3	6.98%	Neither REC nor HREC	0	0.00%	Neither REC nor HREC	3	14.29%
pVIC	2	4.65%	pVIC	1	5.56%	pVIC	0	0.00%
Yes, REC and pVIC	8	18.60%	Yes, REC and pVIC	4	22.22%	Yes, REC and pVIC	2	9.52%
No REC; Yes HREC/pVIC	3	6.98%	No REC; Yes HREC/pVIC	3	16.67%	No REC; Yes HREC/pVIC	0	0.00%
Non-Response	0		Non-Response	0		Non-Response	0	

HEATING OIL TANK

7) Case Facts: The subject site is occupied by an urban apartment building built in 1915. The apartment building had a heating oil tank in use from 1915 until it was decommissioned in 1960 in favor of a natural gas heating system. The tank was filled with concrete in the 1960s and has been dormant since. Additional case facts: The tank is 500 gallons. No records of release or soil testing. Subject site has a basement with no living units.

Would you consider the abandoned UST a REC?								
EVERYONE	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	29	67.44%	Yes, REC	15	83.33%	Yes, REC	10	47.62%
Issue Only	9	20.93%	Issue Only	3	42.86%	Issue Only	5	23.81%
Non-Issue	5	11.63%	Non-Issue	0	0.00%	Non-Issue	6	28.57%
Non-Response	0		Non-Response	0		Non-Response	0	

If the tank was 5,000-gallons, would you consider this a REC?								
EVERYONE	Consultant		Lender		Lender			
	Total	Percent	Total	Percent	Total	Percent		
Yes, REC	35	81.40%	Yes, REC	18	100.00%	Yes, REC	13	61.90%
Issue Only	5	11.63%	Issue Only	0	0.00%	Issue Only	4	19.05%
Non-Issue	3	6.98%	Non-Issue	0	0.00%	Non-Issue	4	19.05%
Non-Response	0		Non-Response	0		Non-Response	0	

If you have any questions regarding this survey or the analysis of the data, please feel free to contact our office at any time at 800-419-4923.

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