
Soil Environment Services Ltd

Property transaction contamination site survey

This survey is designed to meet the requirements of parties involved in a property transaction. As such, the survey uses rapid on-site techniques to establish if contamination is present and subsequently reporting is on-the-day with a report letter emailed from site. This type of rapid survey is possible on most relatively small industrial and residential sites and also former or current fuel station sites or properties with heating fuel tanks as the chemicals within fuels can be relatively easily measured with modern hand held mobile equipment.

The survey and report includes:

- Review of site information to date
- Qualified and experienced consultant on site to assess conditions before drilling
- Drilling to approximately four* locations in specific areas of concern
- Drilling through any surface cover to depths of 4 m bgl if needed
- Ground sampled at intervals to depth and samples retained should laboratory testing be needed
- On-site testing of Volatile Organic Compounds (VOCs)** using a Photo Ionisation Detector (PID)
- Report letter to cover:

The site location and issues involved

The sampling locations and depths

A brief assessment of the ground conditions

A statement on visual and olfactory evidence of contamination

The results of the PID analysis

A final statement on whether the site is 'risk free' or if more investigation is advised

* We may undertake more sampling locations if possible and use hand operated equipment as needed.

For 4 m deep boreholes we may use motorised Window Sampler equipment. Disturbance is minimal and ground surfaces can be 'made good' on completion. No waste is left on site.

** Volatile organic compounds are organic chemicals that have high enough vapour pressures under normal conditions to significantly vaporise and enter the atmosphere. Benzene is a typical example present in fuels.

The survey is designed with reference to the UK guideline documents:

CLR11 **Model procedures for the management of land contamination**
DEFRA Environment Agency

BS10175 **Investigation of potentially contaminated sites. Code of practice**
British Standards Institute

Please contact one of our team on the number or email below to discuss any queries you may have.

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