



Due Diligence

Due Diligence Services

- ASTM Transaction Screens
- ASTM Phase I Environmental Site Assessments
- Limited Site Investigations
- ASTM Phase II Site Investigations
- Geophysical Investigations
- Lead Based Paint and Asbestos Surveys
- Brownfields Assistance
- Assessment and Remediation Cost Estimates

The purchase of a property can result in more than the conveyance of land and buildings, property owners can also be held liable for contamination caused by previous owners and/or tenants. Identifying existing and potential environmental liabilities is critical to properly determining the value of a property. Lightship Engineering can provide clients with timely investigations and detailed cost estimates, assisting them in making fast-paced financial and risk-based decisions prior to the purchase or sale of a property.

Lightship Engineering has considerable experience in conducting ASTM Phase I investigations within accelerated due diligence periods. Developers often involve Lightship Engineering during the bid process, making us an integral part of the purchase and redevelopment of the property. Lightship Engineering's remediation experience allows us to provide real-world cost estimates, which often include multiple options to resolve environmental liabilities. Our expertise in site investigation and remediation allow us to anticipate remediation costs, and then to initiate site remediation immediately upon completion of the real estate transaction, often concurrently with construction.

Lightship Engineering has provided due diligence services to developers, commercial lenders, municipalities, non-profit organizations and commercial / industrial landowners. Clients that Lightship Engineering provides due diligence services for include:

- Intercontinental Real Estate Corp.,
- The Commonwealth Group,
- The Grossman Companies, Inc.,
- Shaughnessy and Ahern,
- EAF Associates
- NSTAR Gas and Electric,
- Cape Cod Five Cents Savings Bank,
- Sullivan Tire, and
- Bank of Canton.

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