

# CASE STUDY: Enviroscan

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Prior to making a decision about purchasing a parcel of land for commercial development, a large environmental engineering firm ordered an Enviroscan report from Opta at the recommendation of its broker. The broker had suggested this report as a means to identify the baseline environmental conditions of the land for insurance purposes; with this information, the firm would be able to make an informed decision about the purchase and limit its environmental liability.

From the Enviroscan report, the firm learned that the land had belonged to a commercial fertilizer company fifty years ago; consequently, there was a potential contamination issue. This prompted the firm to conduct more extensive environmental testing based on the historical maps provided in the Enviroscan report. With this critical baseline information, they were able to delay the purchase and mitigate its environmental liability.

