



AAD Inspection Corp

Inquiry Number: 6176831.1s
September 01, 2020

Provided by
AAD Inspection Corp

The EDR Neighborhood Environmental Report™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Property Information:

AAD INSPECTION CORP



Neighborhood Summary

ENVIRONMENTAL RECORDS WITHIN 300 FEET: *Good News!*

This report found no environmental records within 300 feet of the property located at 1179 N ELKRIVER WAY. Additional information is located in Section A.

ENVIRONMENTAL RECORDS BEYOND 300 FEET

The report found no environmental records beyond 300 feet of the property.

About This Report

This report has been compiled by Environmental Data Resources, Inc. (EDR). EDR is the leading national provider of environmental risk information to environmental and home inspection professionals. This report compares the property address against selected government databases of known and potential contamination sites. This report provides no information on the status of the interior structures on the property such as, but not limited to, the existence of mold, asbestos, lead, radon, vapor intrusion or other issues.

For your convenience, this report is organized into the following sections:

Section A provides information about records of known and potential environmental records within a 300 foot radius of the street address provided.

Section B provides information about records of known and potential environmental issues beyond 300 feet of the street address provided. The selected databases are searched to distances most commonly used by environmental professionals.

Section C provides information about records that lack sufficient address information for sites to be accurately located. Records where EDR can identify the site status as "closed" or "no further action" are not included in this section.

Section D provides descriptions and explanations of the databases used, and contact information for government agencies. If you have concerns about the findings in this report, we recommend that you contact the relevant government agency that can provide additional information about specific environmental issues.

ENVIRONMENTAL RECORDS WITHIN 300 FEET

Sites with **Known** Contamination Within 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Leaking Underground Tanks](#) were identified.
- ✓ No [Leaking Aboveground Tanks](#) were identified.
- ✓ No [Landfills](#) were identified.
- ✓ No [EPA Final Superfund Sites](#) were identified.
- ✓ No [Superfund Enterprise Mgmt System \(SEMS\) Sites](#) were identified.
- ✓ No [Hazardous Waste Treatment Storage and Disposal Sites](#) were identified.
- ✓ No [Emergency Response Notification Sites](#) were identified.

Sites with **Potential** Contamination Within 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Clandestine Drug Lab Sites from Federal Sources](#) were identified.
- ✓ No [Clandestine Drug Lab Sites from State Sources](#) were identified.
- ✓ No [CDC Environmental Health Assessments](#) were identified.
- ✓ No [Active Department of Defense Sites](#) were identified.
- ✓ No [Former Department of Defense Sites](#) were identified.
- ✓ No [Manufactured Gas Plants](#) were identified.
- ✓ No [Radioactive Material Activity Sites](#) were identified.

ENVIRONMENTAL RECORDS BEYOND 300 FEET

Sites with **Known** Contamination Beyond 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

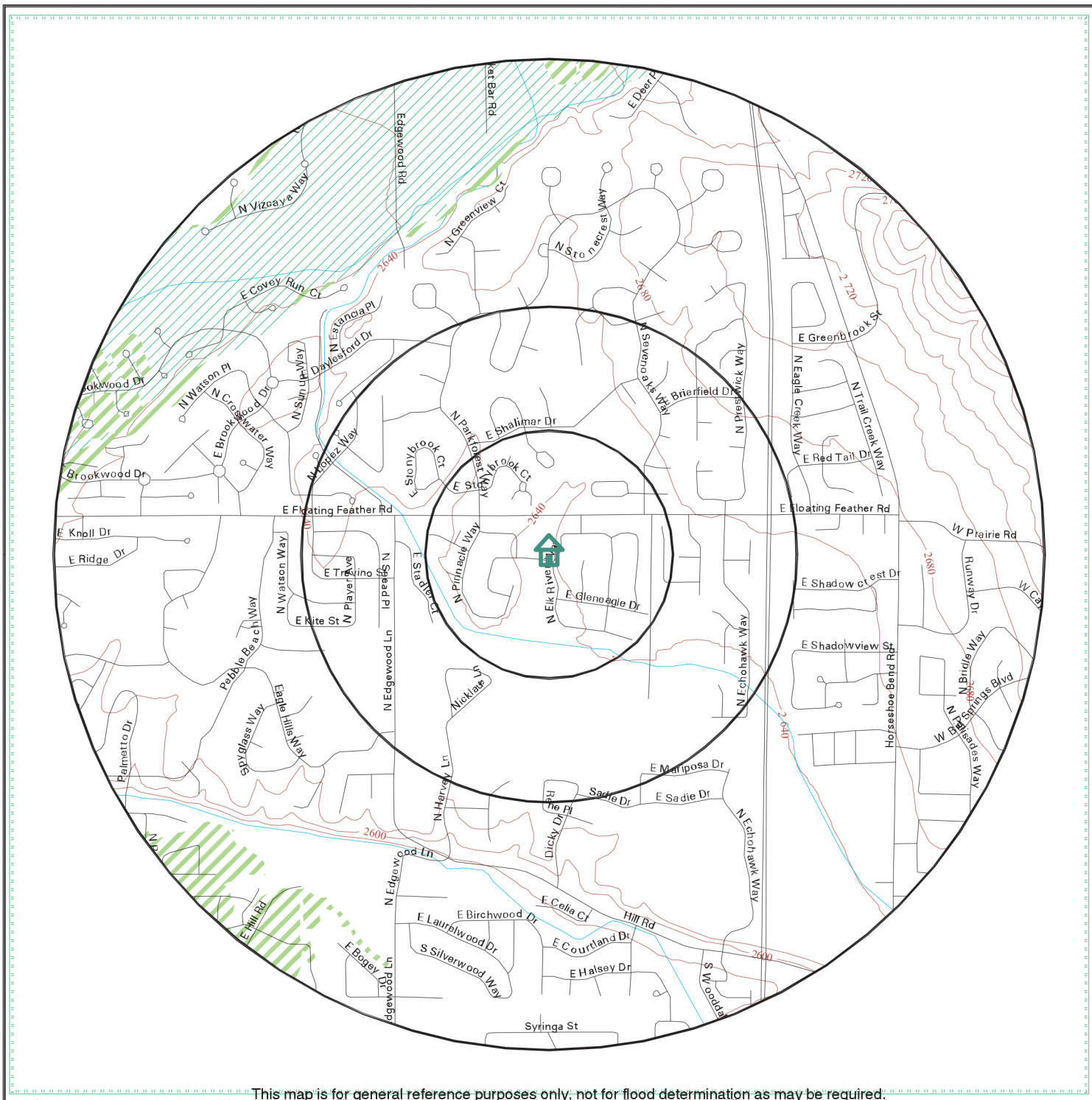
- ✓ No [Leaking Underground Tanks](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [Leaking Aboveground Tanks](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [Landfills](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [EPA Final Superfund Sites](#) were identified beyond 300 feet and within 1 mile.
- ✓ No [Superfund Enterprise Mgmt System \(SEMS\) Sites](#) were identified beyond 300 feet and within 1/2 mile.
- ✓ No [Hazardous Waste Treatment Storage and Disposal Sites](#) were identified beyond 300 feet and within 1/2 mile.






Sites with **Potential** Contamination Beyond 300 Feet: No Records Found

Sites are tracked by the government in a variety of databases. Database descriptions can be found in Section D of this report.

- ✓ No [Clandestine Drug Lab Sites from Federal Sources](#) were identified beyond 300 feet and within 1/8 mile.
- ✓ No [Clandestine Drug Lab Sites from State Sources](#) were identified beyond 300 feet and within 1/8 mile.
- ✓ No [CDC Environmental Health Assessments](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Active Department of Defense Sites](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Former Department of Defense Sites](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Manufactured Gas Plants](#) were identified beyond 300 feet and within 1/4 mile.
- ✓ No [Radioactive Material Activity Sites](#) were identified beyond 300 feet and within 1/4 mile.

Flood Zone Map



-  Contour Lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  Electronic FEMA data available
-  Electronic FEMA data not available

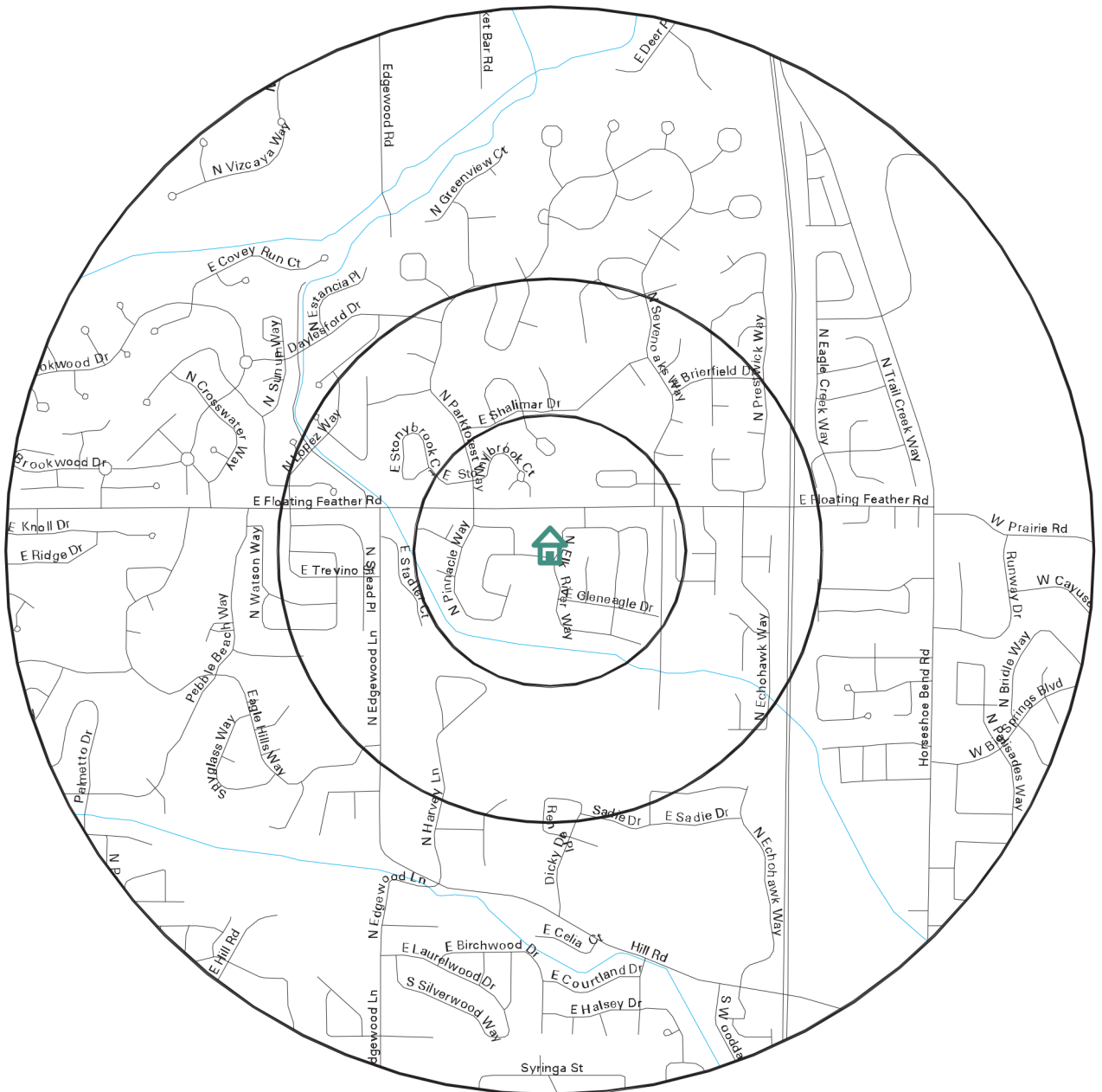



ADDRESS:

LAT/LONG: 43.705337 / 116.327798

INQUIRY #: 6176831.1s
DATE: September 1, 2020

ENVIRONMENTAL MAP



-  Target Property
-  Record Found
-  Several Records Found
-  National Priority List Sites
-  Dept. Defense Sites
-  CDC Health Assessment Sites



ADDRESS:

LAT/LONG: 43.70533, -110.11798

INQUIRY #: 6176831.1s
DATE: September 1, 2020



UNLOCATED SITES

Government records occasionally lack sufficient address information for some sites to be accurately plotted to an exact location. The following site(s) may or may not be in a close proximity to the target property. Records where EDR can identify the site status as "closed" or "no further action" are not included in the following list.

<u>Location</u>	<u>Database(s)</u>	<u>EDR ID #</u>
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No unlocated sites were found



EXPLANATION AND FOLLOW-UP DISCUSSION

Information in the EDR Neighborhood Environmental Report™ is gathered from certain Government agencies and proprietary sources. For each of the databases searched, the following section provides a:

- description of the database
- contact number and web site for more information (where available)
- version date of the database searched (where available)

EXPLANATION: SITES WITH KNOWN CONTAMINATION

Leaking Underground Tanks Database (LUST)

A leaking underground storage tank (LUST) is any UST that is leaking. However, any type of underground tank that is leaking (even if it is not a federally regulated "UST") can harm the environment and may be subject to state cleanup requirements, so all tank owners need to be vigilant about leaks.

Most USTs installed through the 1980s were bare steel tanks, which eventually corrode and leak. Many old tanks have reached or passed this point. Faulty installation or inadequate operation and maintenance also can cause USTs to release their contents into the environment.

In 1984, Congress directed the U.S. Environmental Protection Agency (EPA) to publish regulations that require owners and operators of USTs to prevent, detect, and clean up releases. Congress also banned the installation of unprotected steel tanks and piping beginning in 1985. New tanks include a corrosion resistant covering or are made of non-corrodible materials. Old steel tanks also had to be retrofitted with a corrosion protection system by December 1998. Each steel tank and its corrosion protection system must be tested and/or inspected at least once every three years.

Status Field definitions:

- Cleanup Date

For more information about Leaking Underground Tanks in this report, contact the: Idaho Department of Environmental Quality, 208-373-0502

Source: Idaho Department of Environmental Quality
Date of Government Version: 07/08/2013
Search Distance in this report: 1/2 mile from Target Property

Leaking Aboveground Tanks Database (LAST)

Leaking aboveground storage tanks are a significant source of petroleum impacts to groundwater and may pose the following potential threats to health and safety:

- Exposure from impacts to soil and/or groundwater
- Contamination of drinking water aquifers
- Contamination of public or private drinking water wells
- Inhalation of vapors

If a leak occurs, the owner or operator of the tank must report the leak to the local regulatory agency. Soil and/or groundwater assessment may be required by the lead regulatory agency.

Status Field definitions:

- Open
The site still needs to be investigated, remediated, or monitored following remediation.

- Closed
A site is generally considered closed by IDEQ when the party responsible for remediating the site has taken all actions necessary to remove the contamination or otherwise abate the health and environmental risks presented by the contamination as described in IDEQ's Risk Evaluation Manual, and IDEQ is no longer actively monitoring the site.

For more information about Leaking Aboveground Tanks in this report, contact the: Idaho Department of Environmental Quality, 208-373-0502

Source: Idaho Department of Environmental Quality
Date of Government Version: 06/20/2011
Search Distance in this report: 1/2 mile from Target Property

Landfills Database (SWF/LF)

Across the country, many communities, businesses, and individuals have found creative ways to reduce and better manage Municipal Solid Waste (MSW) - more commonly known as trash or garbage - through a coordinated mix of practices that includes source reduction, recycling (including composting), and disposal. The most environmentally sound management of MSW is achieved when these approaches are implemented according to EPA's preferred order: source reduction first, recycling and composting second, and disposal in landfills or waste combustors last. Although source reduction, reuse, recycling, and composting can divert large portions of municipal solid waste (MSW) from disposal, some waste still must be placed in landfills. Modern landfills are well-engineered facilities that are located, designed, operated, monitored, closed, cared for after closure, cleaned up when necessary, and financed to insure compliance with federal regulations. The federal regulations were established to protect human health and the environment.

For more information about Landfills in this report, contact the: Idaho Department of Environmental Quality, 208-334-5860 or http://www.deq.idaho.gov/waste/assist_business/solid_waste/index.cfm

Source: Idaho Department of Environmental Quality
Date of Government Version: 04/17/2013
Search Distance in this report: 1/2 mile from Target Property

EPA Final Superfund Sites Database (NPL)

EPA Final Superfund Sites Database (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For more information about EPA Final Superfund Sites in this report, contact the: Environmental Protection Agency, Superfund Hotline, 800-424-9346 or 703-412-9810, <http://www.epa.gov/superfund/sites/npl/index.htm>.

Source: Environmental Protection Agency
Date of Government Version: 04/26/2013
Search Distance in this report: 1 mile from Target Property

EPA Proposed Superfund Sites Database (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. CERCLA contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Under the Superfund program, abandoned, accidentally spilled, or illegally dumped hazardous waste that pose a current or future threat to human health or the environment are cleaned up. To accomplish its mission, EPA works closely with communities, Potentially Responsible Parties (PRPs), scientists, researchers, contractors, and state, local, tribal, and Federal authorities. Together with these groups, EPA identifies hazardous waste sites, tests the conditions of the sites, formulates cleanup plans, and cleans up the sites.

For more information about EPA Proposed Superfund Sites in this report, contact the: Environmental Protection Agency, 703-413-0223 or <http://www.epa.gov/superfund/action/law/cercla.htm>

Source: Environmental Protection Agency
Date of Government Version: 04/26/2013
Search Distance in this report: 1/2 mile from Target Property

Hazardous Waste Treatment Storage and Disposal Sites Database (RCRAInfo)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

For more information about RCRA Treatment, Storage and Disposal sites in this report, contact the: Environmental Protection Agency at <http://www.epa.gov/osw/>

Source: Environmental Protection Agency
Date of Government Version: 07/11/2013
Search Distance in this report: 1/2 mile from Target Property

Emergency Response Notification System (ERNS)

Emergency Response Notification System, also known as The National Response System (NRS), is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media.

For more information about Emergency Response Notification System in this report, contact the: National Response Center, United States Coast Guard, 800-424-8802 or <http://www.nrc.uscg.mil/nrsinfo.html>

Source: National Response Center, United States Coast Guard
Date of Government Version: 12/31/2012
Search Distance in this report: 300 feet from Target Property

EXPLANATION: SITES WITH POTENTIAL CONTAMINATION

Clandestine Drug Labs Sites from Federal Sources (US CDL)

Clandestine Drug Labs Sites from Federal Sources is a listing of drug lab location from the U.S. Department of Justice ("the Department"). It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

For more information about Clandestine Drug Labs from Federal Sources in this report, contact the Drug Enforcement Administration, 202-307-1000

Source: Drug Enforcement Administration
Date of Government Version: 08/06/2013
Search Distance in this report: 1/8 mile from Target Property

Clandestine Drug Lab Sites from State Sources (CDL)

Clandestine Drug labs are labs in which the Idaho State Police have investigated. The majority of clandestine drug labs manufacture methamphetamine. These labs are set up in motels, houses, apartments, storage units, and vehicles. Hazardous chemicals are used that can contaminate structural materials, furnishings, wastewater systems and soils. Local Health Jurisdictions assess properties to determine the degree and extent of contamination of methamphetamine and chemical residues and biohazards such as hypodermic needles, feces, and blood. Proper decontamination is necessary to reduce the public health risks of injuries and hazardous exposures associated with clandestine drug labs.

For more information about Clandestine Drug Lab Sites in this report, contact the: Idaho State Police, 208-884-7000

Source: Idaho State Police
Date of Government Version: 07/22/2010

Search Distance in this report: 1/8 mile from Target Property

CDC Environmental Health Assessments Database

The Agency for Toxic Substances and Disease Registry, ATSDR, is an agency of the U.S. Public Health Service. It was established by Congress in 1980 under the Comprehensive Environmental Response, Compensation, and Liability Act, also known as the Superfund law. This law set up a fund to identify and clean up our country's hazardous waste sites. The Environmental Protection Agency, EPA, and the individual states regulate the investigation and clean up of the sites.

Since 1986, ATSDR has been required by law to conduct a public health assessment at each of the sites on the EPA National Priorities List. The aim of these evaluations is to find out if people are being exposed to hazardous substances and, if so, whether that exposure is harmful and should be stopped or reduced. If appropriate, ATSDR also conducts public health assessments when petitioned by concerned individuals. Public health assessments are carried out by environmental and health scientists from ATSDR and from the states with which ATSDR has cooperative agreements.

Exposure: As the first step in the evaluation, ATSDR scientists review environmental data to see how much contamination is at a site, where it is, and how people might come into contact with it. Generally, ATSDR does not collect its own environmental sampling data but reviews information provided by EPA, other government agencies, businesses, and the public. When there is not enough environmental information available, the report will indicate what further sampling data is needed.

Health Effects: If the review of the environmental data shows that people have or could come into contact with hazardous substances, ATSDR scientists then evaluate whether or not there will be any harmful effects from these exposures. The report focuses on public health, or the health impact on the community as a whole, rather than on individual risks. Again, ATSDR generally makes use of existing scientific information, which can include the results of medical, toxicologic and epidemiologic studies and the data collected in disease registries. The science of environmental health is still developing, and sometimes scientific information on the health effects of certain substances is not available. When this is so, the report will suggest what further research studies are needed.

Conclusions: The report presents conclusions about the level of health threat, if any, posed by a site and recommends ways to stop or reduce exposure in its public health action plan. ATSDR is primarily an advisory agency, so usually these reports identify what actions are appropriate to be undertaken by EPA, other responsible parties, or the research or education divisions of ATSDR. However, if there is an urgent health threat, ATSDR can issue a public health advisory warning people of the danger. ATSDR can also authorize health education or pilot studies of health effects, full-scale epidemiology studies, disease registries, surveillance studies or research on specific hazardous substances.

For more information about CDC Environmental Health Assessments in this report, contact the: Center for Disease Control, 800-232-4636 or <http://www.atsdr.cdc.gov/hac/pha/index.asp>

Source: Center for Disease Control
Date of Government Version: 11/29/2007
Search Distance in this report: 1/4 mile from Target Property

Active Department of Defense Site Database (DOD)

Over the last 20 years, the Defense Environmental Restoration Program (DERP) has evolved into a mature program addressing environmental restoration activities at its active installation, base realignment and closure (BRAC) installation, and formerly used defense sites (FUDS). Reducing and managing risk is a central element of the DERP. In its earlier years, the DERP focused heavily on the identification, investigation, and cleanup of land impacted by decades of defense operations and training activities. As the program expanded to include historic use of military munitions at its active installations, the program progressed from study to cleanup of industrial remediation of past contamination.

The DERP has also included demolition and removing unsafe buildings and structures primarily at former DoD properties that pose health risks to personnel and the general public. In all 50 states, the District of Columbia, and 8 U.S. territories, DoD is working to protect citizens and our natural resources by restoring public lands. DoD has created two distinct programs within the DERP to most effectively address remediation of its sites. The Installation Restoration Program (IRP) primarily addresses sites impacted by hazardous substances. These sites are similar sites across the country contaminated from past practices at industrial and commercial areas, such as municipal landfills and factories. The IRP is a proven program with successes achieved over the past two decades. Through the newly established Military Munitions Response Program (MMRP), DoD can most effectively respond to unexploded ordnance and military munitions waste at areas other than operational ranges. In the coming years, DoD will develop the MMRP to mirror the successes of the IRP.

For more information about Department of Defense Sites in this report, contact the: Department of Defense Cleanup Office, 800-225-3842 or <http://www.dtic.mil/envirodod/COoffice/COWebL.htm>.

Source: Department of Defense

Date of Government Version: 12/31/2005

Search Distance in this report: 1/4 mile from Target Property

Former Department of Defense Sites Database (FUDS)

Formerly Used Defense Sites (FUDS) as defined by the Defense Environmental Restoration Program Management Guidance are real properties that were under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States. Located throughout the United States, these properties are now owned by private individuals, corporations, state and local governments, federal agencies, and tribal governments. The OSD Cleanup Office is responsible for programming and budgeting for FUDS requirements.

The Army is the executive agent for management of FUDS properties, while the U.S. Army Corps of Engineers (USACE) is the day-to-day executor for all aspects of the program. FUDS project categories include, but are not limited to:

- Hazardous, toxic and radioactive waste (HTRW);
- Management of FUDS properties, while the U.S. Army Corps of Engineers (USACE) is the day-to-day executor for all aspects of the program;
- Containerized HTRW;
- Building demolition and debris removal;
- Potentially responsible party sites;

USACE catalogs all FUDS properties on their site inventory, which details property locations, property number, and status of potentially hazardous findings. Three phases may be used to determine the restoration process at FUDS properties: Inventory, Investigation, and Cleanup. Once the property is confirmed as being formerly used by a defense agency, it is entered into the FUDS inventory. If contamination resulting from past Defense practices exists, an investigation must be conducted to determine the extent of the contamination and the appropriate response. Once these two phases are completed a cleanup process will begin to reduce the risk of human health and the environment, or to improve public safety. Cleanup activities are accomplished based on priority sites posing the greatest risks are addressed first.

For more information about Formerly Used Defense Sites in this report, contact the: US Army Corps of Engineers, 202-528-4285 or <http://hq.environmental.usace.army.mil/programs/fuds/fuds.html>.

Source: U.S. Army Corps of Engineers

Date of Government Version: 12/31/2011

Search Distance in this report: 1/4 mile from Target Property

EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Source: EDR Inc.

Date of Government Version: 08/28/2009

Search Distance in this report: 1/4 mile from Target Property

Radioactive Material Activity Sites Database (MLTS)

Radioactive Material Activity Sites, also known as the Material Licensing Tracking System (MLTS), is maintained by the Nuclear Regulatory Commission (NRC) and contains a list of sites which possess or use radioactive materials and which are subject to NRC licensing requirements. MLTS database lists the NRC's licenses issued for the operation of nuclear power plants, nuclear waste repositories or medical, industrial, or research applications. The NRC is responsible for ensuring the public health and safety through licensing, inspection, and environmental reviews for all activities.

For more information about Radioactive Material Activity Site in this report, contact the: Nuclear Regulatory Commission, 800-368-5642

Source: Nuclear Regulatory Commission

Date of Government Version: 07/22/2013

Search Distance in this report: 1/4 mile from Target Property

EXPLANATION: FLOOD INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100- year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Phone: 877-336-2627

Date of Government Version: 2003, 2015

Federal Contacts for Additional Information

Federal Emergency Management Agency 877-3362-627

State Contacts for Additional Information

Bureau of Disaster Services 208-334-3460

EXPLANATION: WETLANDS INFORMATION

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2004 from the U.S. Fish and Wildlife Service.

Federal Contacts for Additional Information

Fish & Wildlife Service 813-570-5412

State Contacts for Additional Information

Dept. of Fish & Games 208-334-3700

STREET AND ADDRESS INFORMATION

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