

Ohio EPA RCRA AND VAP MOA Track:
Property Inspection Guidance for Ohio EPA Personnel

The purpose of the Property visual inspection is to familiarize Ohio EPA staff with the Property and to collect visual evidence that could benefit Ohio EPA's review of the Phase I Property Assessment and the Phase II Sampling Plan. The Property visit should include a visual inspection of the subject Property and a visual review of the adjacent properties which could impact or be impacted by the Property. The Property visit should identify potential ecological receptors, potential human receptors, and potential migratory routes on and off the Property as well as potential identified areas.

Prior to conducting the visual inspection, it is recommended Ohio EPA staff member(s) first notify the owner or operator of the Property to gain access onto the Property. It is also advisable to have a person familiar with the Property accompany you during the inspection. The following items will be noted and documented as appropriate by Ohio EPA staff member(s) during the Property visual inspection:

- Location of drums or storage containers
- Any waste (hazardous, petroleum, and non-hazardous) storage locations
- Any dumping, disposal, or staining issues (discolored soils or water)
- Migration pathways (ditches, pipes, etc...)
- Product or raw material storage locations (current and historic)
- Any tanks and ancillary equipment - above and under ground (stand pipes, etc...)
- Buildings, sheds, and any other potential source or contamination areas
- Stressed vegetation, bare areas, discolorations, etc.
- Visual limitations to the Property survey (buildings, snow cover, etc.)
- Any off-Property sources, migration of contamination onto the Property
- Potential on-Property receptors (child visitors, construction workers, lawn care)
- Potential off-Property receptors (nearby schools, hospitals, residents)

Additionally, any concerns identified from the visual review of adjacent properties should be noted, as well as, the surrounding land use (s).

Ohio EPA will document the Property visual inspection by field notes and by letter to the volunteer under Form #11 or Form #12, whichever is relevant to the initial investigation portion of the project.