

Phase Engineering's Lunch & Learn Feb. 13

John Butler (VP, Environmental Practice Leader, HUB Environmental), and Melanie Edmundson, P.G. (Principal, Phase Engineering, Inc.) speak to a full crowd about insurance solutions for ENVIRONMENTAL CHALLENGES IN REAL ESTATE transactions and how to qualify your environmental consultant to get your deal closed.

Melanie Edmundson, P.G. (Principal, Phase Engineering, Inc.) says due to no zoning in Houston, land once industrial could now be residential.

If good land is given low property value, this could mean, for instance, storage tanks (petroleum) are underground. And with INSUFFICIENT HISTORICAL DATA, you would never know.

METH LABS. This had a few people laughing, but meth labs are dangerous, contaminated, risk exploding, and are very much reality for people at Phase Engineering. Meth labs can be found in places like family homes or self-storage units.

LENDERS AND 'QUALIFIED' VENDORS. Lenders may provide a list of qualified vendors, but that may not be heavily researched -- a vendor may make their claim of being qualified without proof.

During the Q&A, one broker voiced his concern to Edmundson about the relationship between lenders and brokers when companies like Phase Engineering become involved.

Phase Engineering provides environmental consulting. Lenders may not like it when brokers use P.E.'s help. According to the broker, lenders he has worked with have tried "to control the situations," and therefore may be turned-off from allowing an interruption by places like Phase Engineering.

Edmundson was confident when she said that will never be an issue for brokers who seek help from Phase Engineering.