Environmental diligence checklist for auto repair shops

Give your environmental consultant a site-specific record of shop uses, disposal routes and unresolved conditions before you commit to the property.

Shop / location

Review date

Prepared by

Trace liquids and prior uses

☐ Draw each drain route

Mark shop floor drains, sinks, separators and discharge points on a sketch. Record what proves each destination and flag unknown connections.

Evidence / next action

☐ Locate tanks and lifts

Request installation, removal and closure records for fuel tanks and old hydraulic lifts. Map abandoned equipment and prior service bays.

Evidence / next action

☐ Segregate waste streams

Identify used oil, antifreeze, solvents, absorbents and filters. Record where each stream is stored and who collects it.

Evidence / next action

☐ Check the paper trail

Obtain pickup receipts, waste determinations, manifests when applicable and generator records. Ask the regulator which state requirements affect the site.

Evidence / next action

Open item, responsible person and due date

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Resolve findings with qualified reviewers

☐ Review the property history

Give your consultant deeds, historic uses, spill records and prior reports. Ask what reliance rights and report dates meet your lender’s needs.

Evidence / next action

☐ Clarify the next investigation

Get the consultant’s written scope if a Phase I flags a recognized environmental condition. Coordinate access and sampling permission through counsel.

Evidence / next action

☐ Separate cleanup and allocation

Ask for a written scope, estimate and responsible party. Distinguish what the regulator requires from how buyer and seller divide costs.

Evidence / next action

☐ Set a decision date

Track any lender hold, landlord permission or open agency item. Require evidence before releasing the related diligence condition.

Evidence / next action

Open item, responsible person and due date