Your challenges
Acquiring companies and project sites comes with business risks related to their compliance with environmental regulations and environmental liability regulations. Owners and investors need independent third-party expertise to analyse possible risks and mitigate them through properly defined countermeasures, while ensuring utmost discretion and timely service. It is important to appoint a single responsible contact person for all due diligence concerns in the transaction process, whether you are dealing with environmental, technical or real estate due diligence.

What is Environmental Due Diligence?
Environmental Due Diligence (EDD) helps to identify and assess potential environmental risks in the purchase and sale of real estate, entire companies, individual plants or assets. Proper EDD provides critical information for assessing a fair purchase price, understanding the financial implications of environmental risk and making sound investment decisions.

Why is EDD important to you?
Beyond the financial, legal, commercial and technical aspects, it is important to detect environmental and safety risks as early as possible. Late detection may result in additional financial costs associated with prevention and/or remediation of the spread of contamination and environmental threats. The authorities may apply environmental liability or sanctions and more stringent requirements for environmental protection, which in turn may incur more cost and delay commissioning.

How can we help you support your EDD requirements?
TÜV SÜD offers customised EDD solutions for investment projects based on national regulations, international codes and standards, and customer specifications. We provide experts to cover the specific risks of a given focus area, applying a complex and objective approach addressing the various environmental factors and components.
Our EDD services

- **Off-site reconnaissance (Phase I)**
  TÜV SÜD conducts virtual data room inspections, database searches to review contaminated site registers, aerial maps/photography, floodplain maps, earthquake maps, geologic and hydrologic conditions, historic land use, and other building/facility information.

- **On-site inspection (Phase I)**
  We conduct on-site visits and interviews with owners, operators, employees and managers, as well as assessment of documents, approvals, operating permits and licenses. Our inspections cover production processes, waste and disposal management, sewage water treatment and water management, heating systems, emissions and immissions, management of chemicals and hazardous substances, and identification of hazardous building materials.

- **Detailed on-site investigations (Phase II)**
  Based on the recommended issues of Phase I, our field investigations could comprise, for example, soil borings and construction of groundwater monitoring wells, as well as sampling and lab analyses of soil, soil gas, groundwater and hazardous building materials.

- **Remedial investigations (Phase III)**
  We define or characterise the extent of environmental risks in soil, water or hazardous building materials identified in Phase II site investigation. Our experts then develop remediation alternatives with cost estimates for clients.

- **Reports (Phase I – Phase III)**
  Through all three phases, we provide complete reports with site descriptions and assessment, documentation and evaluation of findings, cost estimations and recommendations.

Your business benefits

- **Ensure the safety of your investments** – by eliminating risks through TÜV SÜD’s technical and EDD services.

Our reports are widely accepted and highly regarded throughout the world.

- **Maximise efficiency** – with a one-stop source for technical services to facilitate cooperation and save valuable time. We also provide tailored service packages to support our clients’ specific needs.

- **Benefit from an expert partnership** – with a team that is well versed in national legislations and requirements in key markets.

**Why choose TÜV SÜD?**

TÜV SÜD is internationally renowned for independent third-party assessments that help clients to minimise risk and maximise efficiency. With decades of experience in EDD, together with extensive familiarity in power, industrial and infrastructure projects, we offer solutions that are backed by best-practice case scenarios, making us a holistic service provider and a project implementation expert.

We serve as an expert partner along the lifecycle of your project with the ability to provide EDD solutions as well as complementary technical due diligence services. Our interdisciplinary team provides world-class insights, foresight, intelligence and expertise regarding technical compliance, while serving you with the best possible local knowledge in key markets around the globe.

**Choose certainty. Add value.**

TÜV SÜD is a premium quality, safety and sustainability solutions provider that specialises in testing, inspection, auditing, certification, training and knowledge services. Represented in over 800 locations worldwide, we hold accreditations in Europe, the Americas, the Middle East, Africa and Asia. By delivering objective solutions to our customers, we add tangible value to businesses, consumers and the environment.

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**Related services**

TÜV SÜD provides the following related services:

- Owner’s Engineer services
- Technical Due Diligence
- Real Estate Due Diligence
- Investigation of contaminated sites
- Investigation of hazardous building material
- Approval management
- Licensing, consenting and environment