

Course Guide for North Carolina's Real Estate Brokers

2022

Phase 1 ESAs for Real Estate

Prepared by:

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Swamp School, LLC

Course Outline and Objectives

Course Objective: As a result of this instruction, students will be able to recall federal regulations that control hazardous substance releases into the environment, explain how Phase I Environmental Site Assessments are conducted, classify the types of recognized environmental conditions, devise a plan to contact environmental professionals, and combine the steps of the Phase I ESA to create a final report.

Course Outline and Schedule

Unit 1: Course Orientation

Time Allotment: 9 min

Objective: Upon completion of this unit the students will understand the course objectives and how to navigate the site.

Getting Started: This presentation is designed to aid the student with how to navigate the site, how to take a quiz or test using the class page, and other general orientation topics.

Unit 2: What is a Phase I ESA?

Time Allotment: 1 hour 52 min

Objective: Upon completion of this unit, students will be able to identify federal laws that control releases of hazardous substances into the environment, understand the records review process in Phase I Assessments, and analyze a sample report generated by an environmental database company.

Introduction to Phase I Assessments: This presentation introduces Phase I Environmental Site Assessments and their relevance to real estate transactions.

Regulations and Records Review: This lecture defines the relevant terms used throughout the Phase I ESA and discusses the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which empowers Phase I ESAs to identify hazardous substances and parties responsible. This discussion also introduces the first step in conducting a Phase I ESA: the Records Review process.

Sample Report: This presentation explains how students can interpret the output data provided by an environmental database company. This information is important to begin the records review process of the ESA.

Sample Maps: This presentation expands on the previous lecture to show students how to interpret aerial images and maps provided by an environmental database company.

Unit 3: Data Collection and Observation

Time Allotment: 48 min

Objective: Upon completion of this unit, students will understand how to conduct interviews, identify property stakeholders, learn how to assess the interior and exterior of a property for recognized environmental conditions.

Interviews: This discussion describes property stakeholders that need to be interviewed for an assessment, the government agencies that will provide relevant property information, and the questions that will be asked of the stakeholder groups.

Site Reconnaissance: This lecture outlines how to make observations on a property for the Site Reconnaissance step in the Phase I ESA. The presentation describes the indicators to look for in the interior and exterior of a property to find the presence of recognized environmental conditions.

Unit 4: Considerations for the Assessment

Time Allotment: 27 min

Objective: Upon completion of this unit, students will be able to interpret the physical setting sources for a property and understand the non-scope considerations that are outside the scope of CERCLA.

Physical Setting Sources and Non-Scope Considerations: This lecture describes the non-scope considerations that are not covered in Phase I Assessments. These considerations include conditions like wetlands, lead-based paint, and radon gas. This presentation will also show the students how to use physical setting sources like topographic maps and geologic maps to evaluate the potential for hazardous substance migration onto a property.

Unit 5: Phase I Report and Review

Time Allotment: 39 min

Objective: Upon completion of this unit, students will be able to review the steps of the Phase I ESA to generate a final report document.

Final Report: This presentation reviews the steps of the Phase I Assessment and describes how those steps are combined into a report for the client of the ESA. This lecture also describes how the ESA assessor can maximize their time to work efficiently within the 20-day deadline.

Unit 6: Case Study and Final Exam

Time Allotment: 18 min

Objective: Upon completion of this unit, students will be able to apply their knowledge of Phase I ESAs through a case study demonstration.

Case Study Part 1: This presentation demonstrates the records review process of a Phase I ESA through a case study example.

Case Study Part 2: This presentation demonstrates the steps to complete the site reconnaissance and interview processes of a Phase I ESA through a case study example.

Final Exam



Phase I ESAs for Real Estate (Online) Syllabus

NCREC Course Number: 1841

Duration: 30 Days

NCREC Provider Number: 1624

Elective Credit Hours: 4 CE Hours

Course Description

The Swamp School's Phase I ESAs for Real Estate course is a part of the North Carolina Real Estate Commission's CE Elective program. This course utilizes online modules to cover the real estate implications for conducting Phase I Environmental Site Assessments. In this course, we will address the steps of a Phase I ESA, the regulations that control hazardous substance release, and how to identify recognized environmental conditions on a property. We will also discuss how to combine the steps of the Phase I ESA to curate a final report to provide the client.

The course is designed to train you at a pace and schedule that is convenient for you and is presented in an on-demand format that runs for 30 days from the day that you register. The Swamp School is an approved Education Provider for the North Carolina Real Estate Commission.

Course Requirements and Materials

Students are expected to present original work for all assignments. ALL information for course assignments must be current and completed within the time frame of your published course start and end dates unless a specific exception to this policy is granted by the staff of the Swamp School.

Students are expected to behave in a professional manner. Unacceptable student conduct that would result in dismissal would include sleeping, talking out of turn, surfing the internet, texting, making or accepting phone calls, working on activities not connected to the course, etc.

Instructor Contact - Directly within the class via Moodle e-mail

Time Limits

Students in an On-Demand Course (asynchronous distance learning) must complete all sections within 30 days of start of course or by June 10th, whichever comes first.

Grading and Attendance

- *Students in an in-person or synchronous distance learning Broker Continuing Education Course must attend a minimum of 90% of all scheduled instructional hours.*
- *Early departures from CE courses delivered in-person or via synchronous distance learning are prohibited by Rule 58A .1705.*

Attendance will be closely monitored, including late arrivals and early departures from class sessions and from all scheduled breaks, during in-person and synchronous distance learning courses. All time missed will be recorded for each student through live log data on our host website.

Quizzes and Tests

Quizzes and tests open upon the completion of the previous module. They cannot be taken early, and special permission is needed to take the exam after the class closes.

Certification

Upon successful completion of the course, students will receive a certificate with an electronic seal of authenticity.

Video Presentations Total Duration 04:10:51

Course Orientation

Getting Started – Duration 8:55

What is a Phase I ESA?

Introduction to Phase I Assessments – Duration 16:29

Regulations and Records Review – Duration 45:21

Sample Report: EDR – Duration 37:36

Sample Report: Maps – Duration 12:34

Data Collection and Observation

Interviews – Duration 21:04

Site Reconnaissance – Duration 26:52

Considerations for the Assessment

Physical Sources and Non-Scope Considerations – Duration 26:17

Phase I Report and Review

Final report – Duration 38:26

Case Studies

Case Study Part 1 – Duration 07:38

Case Study Part 2 – Duration 09:39

Instructional Methods

The Swamp School utilizes the Moodle Learning Management System (LMS) to offer our classes online. The presentations are offered asynchronously enabling the student to work on the class anytime. The class is organized by topics that start with video presentations that run about 15 minutes each. There are student resources and helpful website links provided that relate to the topic. Upon completion of the presentations the students are asked to take a short 3-5 question quiz on the topic.

Presentations are broadcast within the class site using WarpWire gradebook. This system tracks the time the student spends watching the video. A grade is assigned based upon the percentage of the video watched. The grades are based upon a 0-100 scale. To receive a grade the student must watch at least 90% of the video earning a score of 90.

If the student pauses the video before reaching 90%, the student can resume watching the video at a later time until at least a score of 90 is achieved.

A quiz is offered at the completion of each class section. The quiz will test the knowledge of the student to verify if they were attentive to the presentations.

This class is instructor led. The presentations are asynchronous. However, an instructor is available to the students during normal business hours to answer questions. This is done by the class messaging system. Students can ask questions at any time and the instructor will respond by the next business day.

There is also a class discussion board that allows students to post questions and engage in discussions. Students can discuss class topics with other students or the instructor. This discussion board is monitored, and any inappropriate messages will be deleted.

Course Materials

A detailed log is kept verifying that a student has viewed and/or downloaded course materials. There is a visible completion tracking icon in the class that turns green when a student has viewed or completed a task. It remains grey if the student has not accessed the material.