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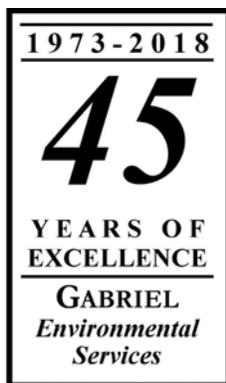
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## Recipe Corner



### Potato and Cheddar Cheese Soup

#### Ingredients:

- 1/4 lb. sliced bacon, cut crosswise into thin strips
- 1 large onion, chopped
- 3 lbs. baking potatoes, peeled and cut into 1-inch cubes
- 4.5 cups water
- 1 tsp salt
- 6 oz. cheddar, grated



# GABRIEL

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*Environmental Services*

OCTOBER 2018

## No Tricks, Only Treats

As you get ready to close your deals by the end of the year, it's time to get your environmental due diligence started.

With Gabriel, you know you will get **no tricks** when you hire us to prepare your Phase I Environmental Site Assessments.



Unlike low-cost consultants, Gabriel's Phase Is comply with all aspects of the ASTM standard and provide thorough reports, including:

- Inspections completed by experienced assessors. New environmental trainees may not know the difference between UST vent stacks and natural gas pipes.
- Reviews of government information, including building permits, environmental records, and fire department inspections. Addendums issued by other consultants that disclose environmental issues after you sign your closing documents may turn out to be quite costly in the future.
- Full evaluation of potential concerns on the subject site or neighboring properties to determine if any Recognized Environmental Conditions (RECs) or Business Environmental Risks (BERs) exist. We don't cut corners or skip steps.

Order your Phase I or request a quote online through [our website](#) or contact Natalie Neuman at 773-486-2123 or [nneuman@gabenv.com](mailto:nneuman@gabenv.com) with any questions about conducting a Phase I.

## How Old is the HVAC System in that Building You're

(approx. 1.5 cups)

- 1/4 cup chopped chives or scallion tops

#### Directions:

1. In a large saucepan, cook the bacon over moderate heat until crisp. Remove the bacon with a slotted spoon and drain on paper towels. Pour off all but 2 tablespoons of the bacon fat or, if you don't have 2 tablespoons, add enough cooking oil to make up the amount. Reduce the heat to moderately low.
2. Add the onion and cook, stirring occasionally, until translucent, about 5 minutes. Stir in the potatoes, water, and salt and bring to a boil. Reduce the heat and simmer, covered, stirring occasionally, until the potatoes are tender, 15 to 20 minutes.
3. Remove half the soup from the pan and puree in a food processor. Alternatively, mash some of the potatoes with a potato masher. Return the puree to the pan. Over low heat, add the cheese and stir until melted. Remove the pan from the heat. Taste the soup and add more salt if needed. Serve the soup topped with the bacon and chives.

*3rd Place -Soup Contest  
Jocelyn Escobar*

*Recipe from Food and Wine*

## Interested in Buying?

You're ready to close the deal on a new property. The Phase I Environmental Site Assessment and title search came back clear of any concerns. But wait: have you really checked off all of the items on your pre-purchase list?

Savvy buyers live by the phrase "caveat emptor": buyer beware. Don't wait to find out the status of the HVAC system, roof, or electrical system until after you purchase a property. Conducting a Property Condition Assessment (PCA) before you close on your deal will allow you to budget for any expected repairs or upgrades, as well as include these costs in your negotiations.



A PCA evaluates all building systems against current codes, assesses any structural or architectural issues, and considers the need for any critical site improvements. The assessment generally includes:

- HVAC, Electrical and Mechanical Systems Inspection
- Zoning and Building Code Compliance Evaluation
- Fire and Safety Systems Analysis
- ADA Audit (Americans with Disabilities Act)
- Structural and Building Envelope Integrity Assessment

In addition, the PCA report includes estimated lifespan and replacement costs.

Before you close on your next property, ask yourself if you've completed all of your due diligence. Spending a little extra money up front may save you a lot more money down the road.

Contact John Polich at 773-486-2123 or [jpolich@gabenv.com](mailto:jpolich@gabenv.com) for a quote on your next PCA.

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