



Senior Due Diligence Manager
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Erin serves as Senior Due Diligence Manager for Transaction Services. She has over 15 years of experience in environmental consulting and project management. She specializes in transactional driven due diligence investigations such as Phase I Environmental Site Assessments (ESA) and Phase II Subsurface Investigations. In her role as a Senior Due Diligence Manager, Erin conducts or oversees the Phase I Site inspections and manages the overall Phase I and Phase II projects.

Project Experience:

- Performed and managed hundreds of AST Phase I ESA as the Environmental Professional at multiple sites across several states undergoing acquisition, divestiture or refinancing, including commercial, residential, and industrial buildings and undeveloped sites.
- Managed other due diligence assessments including Transaction Screen Assessments (TSA), Desktop Reviews, Environmental Tenant Assessments (ETA), for various properties.
- Conducted and managed subsurface investigations at multiple sites. Activities included acting as onsite consultant, oversight of geophysical survey and utility locating activities, performing field classification and screening of soil borings, developing lithologic soil profiles, and collection of field samples for analysis.
- Assisted clients with receiving Bona Fide Prospective Purchaser (BFPP) Comfort and Baseline Environmental Assessment (BEA) Letters, and prepared Continuing Obligation Assessment Letters for clients acquiring contaminated properties.
- Performed Indoor Air Quality (IAQ) investigations of commercial buildings. Inspections typically include a thorough visual inspection and sampling for physical air parameters including mold, bacteria, airborne particulates, and/or chemical constituents.
- Conducted Housing and Urban Development (HUD) governed risk assessments for single family and multi-family structures.

Expertise:

- Phase I ESAs
- Subsurface Investigations and Reports
- Brownfields Comfort Letters and Continuing Obligation Assessment Letters
- BEAs
- IAQ Monitoring/Investigation
- TSAs
- Desktop Reviews
- ETAs
- Groundwater Monitoring

Education & Certifications:

- B.S. Geography, Indiana University
- 40-Hour Hazardous Waste Site Operations (HAZWOPER) Training, OSHA and current 8-hour refresher
- Environmental Professional, as defined by All Appropriate Inquiries (AAI)

Professional Experience:

August Mack Environmental, Inc.
Senior Due Diligence Manager
2021-Present

Senior Technical Writer
2014-2021

Staff Scientist
2010-2014

Field Scientist
2007-2010