



Haz Score Property Report

Nearby environmental records and screening results

Sample Report - San Antonio

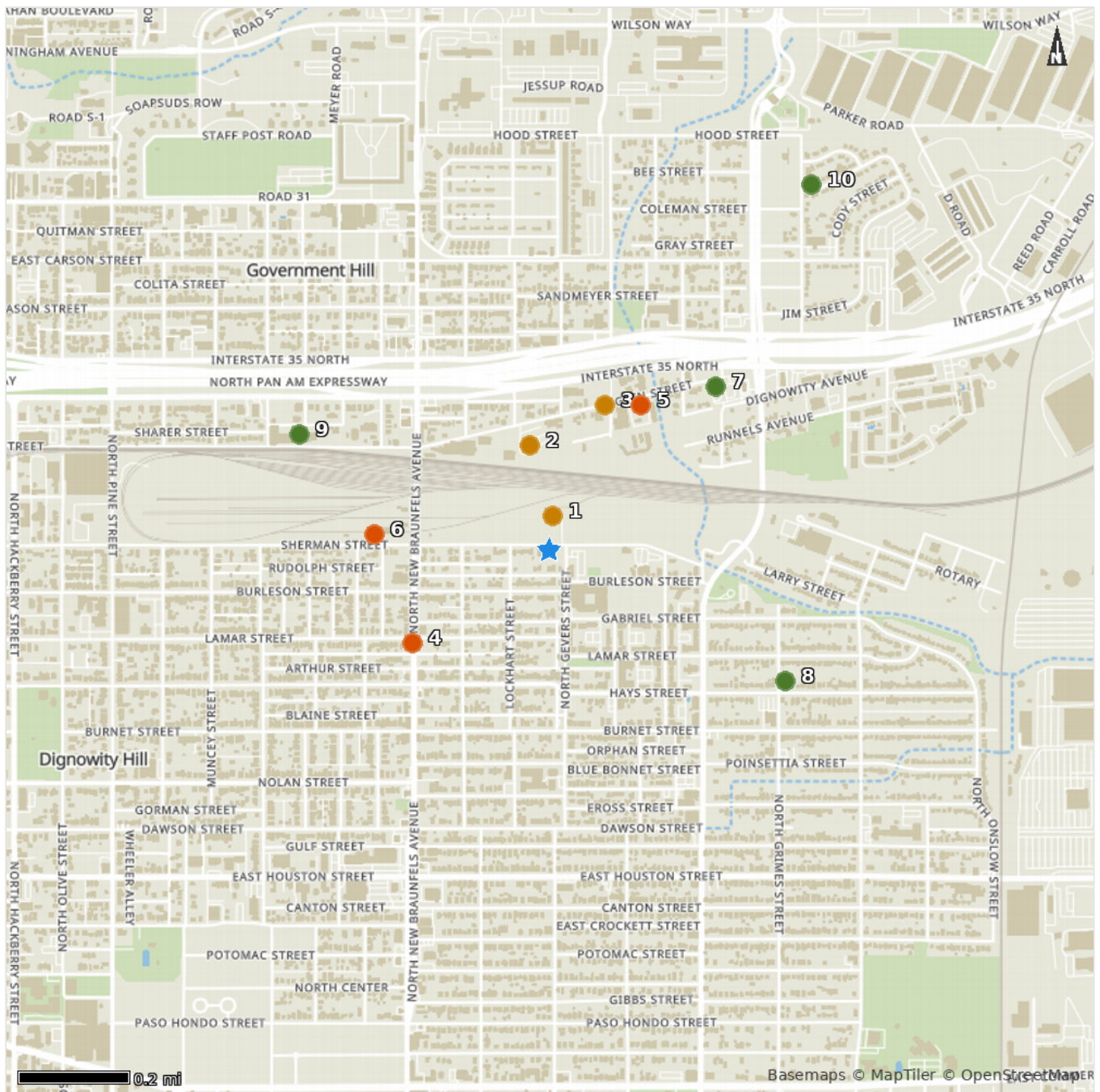
1426 Sherman
San Antonio, TX 78202

SEPTEMBER 25, 2026

Your Banks Haz Score is

235.9

Moderately High



Banks Haz Score is the additive sum of individual site Haz Scores in the area, discounted by distance. Categories are very low, low, moderate, high, very high, and extreme. These categories are the subjective professional assessment of Banks Environmental Data and do not constitute a finding, legal advice, or unqualified fact. These scores and categories are for screening purposes only, actual environmental risk potential is also affected by many other factors. This report does not replace professional analysis.

Hazard Severity Profile

There are 11 sites in total, but their risks break down like this:

VERY HIGH	HIGH	MODERATE	LOW	MINOR
0	3	3	4	1

Hazard Types Nearby

Air Pollution Sources	1
Federal Toxic Release Inventory Sites	3
Hazardous Waste Sites	1
Hazardous Waste Sites Undergoing Corrective Actions	4
RCRA Treatment, Storage, and Disposal Facilities	1

Hazards come in many types. See individual section headers for more information about each hazard, its potential impact, and mitigation.

What this means

Your Banks Haz Score is a measure of the environmental risk associated with your house. The score is calculated based on the proximity of sites of concern, known past risks, governmental regulatory actions, cleanups, and other environmental hazards in your area.

Elevated Haz Score. An elevated score means your property is in an area with a noticeable cluster of environmental facilities or a few larger operations of potential concern. These might include mid-sized industrial plants, waste management facilities, or areas with multiple overlapping smaller sites. While regulatory programs often reduce direct risks, their combined presence raises the chance of localized impacts. Properties in this range are not automatically unsafe, but they may warrant a closer look at nearby operations, local reports, or historical maps to better understand the context.

Nearby Sites Summary

High Concern Sites

Map ID	Hazscore	Site Name	Address	Dataset Type
4	41.7	Rodriguez Tire Shop	138 N New Braunfels	RCRA TSD
5	40.9	Dittmar Lumber San Antonio	500 Seguin St	HW COR
6	40.6	Union Pacific Rr Former Diesel Shop-East Yard-San Antonio	1201 Sherman	HW COR

Moderate Concern Sites

Map ID	Hazscore	Site Name	Address	Dataset Type
1	22.3	Thermo Fluids	1435 Sherman	HW
2	32.1	None Given	326 Seguin St	TRI
3	28.4	None Given	500 Seguin Rd	TRI

Low Concern Sites

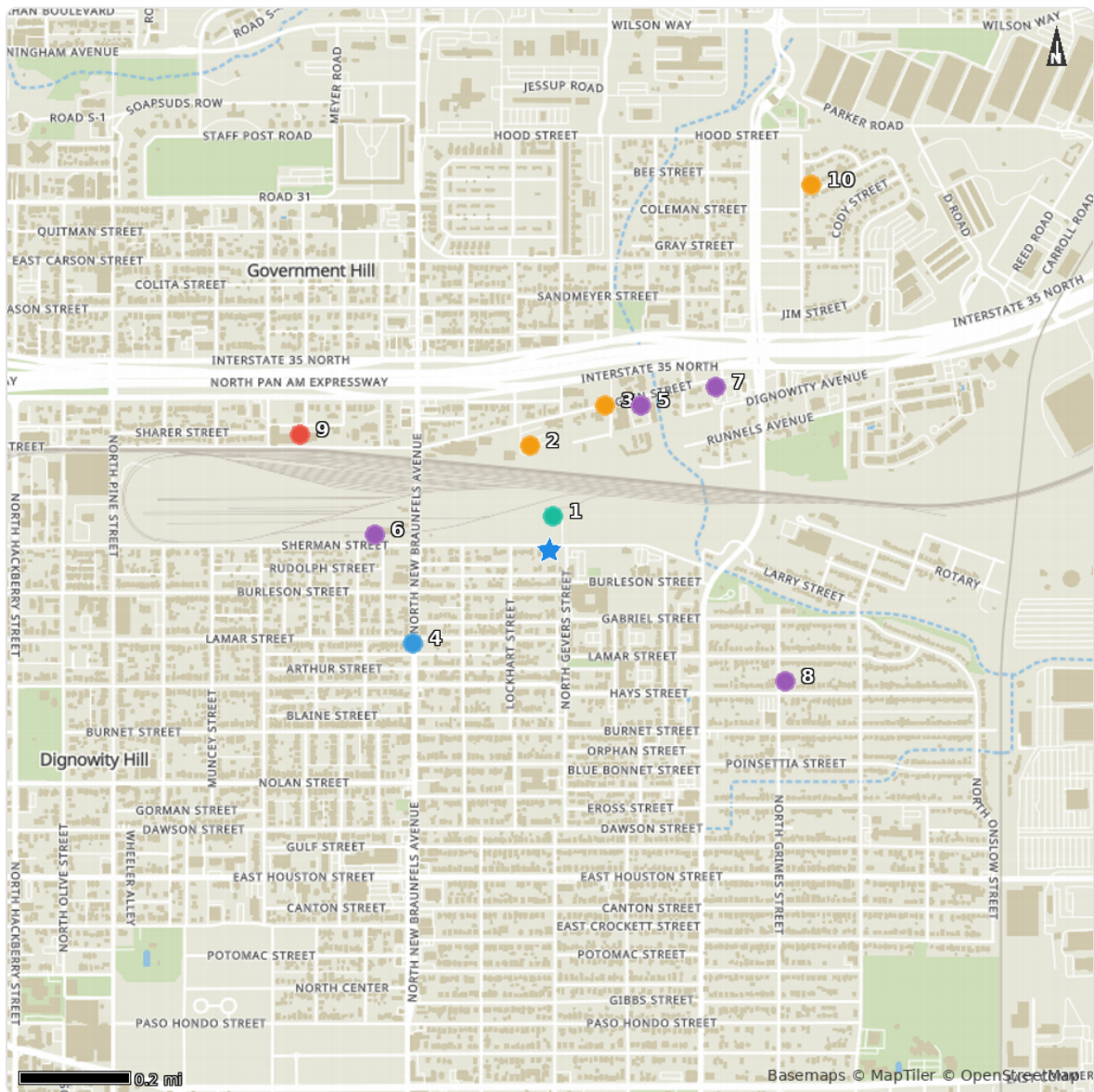
Map ID	Hazscore	Site Name	Address	Dataset Type
7	6.8	Union Pacific Railroad Former Aggie Chemical Site	802 Seguin St	HW COR
8	6.0	Sp Yard Substation	2103 Hays St	HW COR
9	6.2	Longhorn Packaging Incorporated	110 Pierce Street	AIRS
10	6.7	None Given	2934 I #35 N	TRI

Minor Concern Sites

Map ID	Hazscore	Site Name	Address	Dataset Type
	4.2	Burnin Bush	9260 Fm 1560 N	SW

Sites of minor concern are either too far away, or too inherently unimportant to have a direct impact on your property. They are included in the overall score because they contribute to the overall hazard environment of an area, but not plotted on maps or placed into the detail sections so as not to create an undue impression of risk.

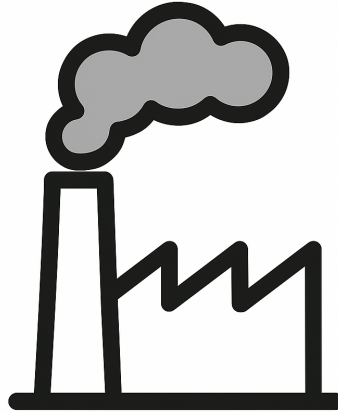
Hazard Explanations



LEGEND

- Air Pollution Sources
- Hazardous Waste Sites
- Hazardous Waste Sites Undergoing Corrective Actions
- RCRA Treatment, Storage, and Disposal Facilities
- Federal Toxic Release Inventory Sites

Air Pollution Sources



AIRS sites are places that release pollution into the air, and they can include a wide variety of businesses and industries. Some are small, like a factory that uses paint or a hospital with backup generators, while others are very large, like power plants or refineries. Each one has to follow rules about what it can put into the air, and it must keep records and report regularly to environmental agencies. Not all of these facilities are major polluters. Many are small enough that you would never notice them but their presence on the list means that they do release something into the atmosphere. Unlike hazardous waste sites, which are about soil and water, AIRS facilities matter because of what may travel through the air we breathe.

If you live near an AIRS facility, what matters most is the type of operation and whether it is currently active. A small operation, like a warehouse with heating systems, usually poses little risk, while a major power plant or chemical facility may be more noticeable. You can often find out from public records what kind of emissions a nearby facility is permitted for, and whether it has had any compliance issues. For peace of mind, you can also look at your local or state air quality reports, which measure overall conditions in your area. Practical steps at the household level such as using indoor air filters, maintaining good ventilation, and keeping windows closed on days with poor air quality alerts can help reduce exposure. Staying aware of the kind of facility nearby, and whether it is operating within its permitted limits, is the best way to judge whether it is a real concern for your home.

MAP ID: 9

AIR POLLUTION SOURCES

Longhorn Packaging Incorporated

Address: 110 Pierce Street Zip: None City: San Antonio
Given
County: Bexar State: TX Distance: 892 yd NW
Lat / Lon: 29.437°, -98.465°

6.2

From the government record

Facility Type Code	POF
Air Pollutant Class Code	MIN
Air Pollutant Class Desc	Minor Emissions
Air Operating Status Code	OPR
Air Operating Status Desc	Operating
Current Hpv	No Violation Identified

Hazardous Waste Sites



Hazardous waste sites are places where chemicals, industrial byproducts, or other harmful substances have been stored, treated, or disposed of. Some are active facilities that handle these materials today, while others are older sites being cleaned up after past contamination. Even though these locations are closely regulated, the word “hazardous” means there is always some extra caution involved. Most often, the concern is whether anything from the site such as runoff after rain could move into the soil, water, or air nearby. For many homes, especially if the site is uphill or a good distance away, the risk is limited, but it is still important to be aware of where such places are located.

If you see a hazardous waste site listed near your home, the first step is not to panic but to learn more about its current status. Many of these sites are under active cleanup or strict management programs that keep risks contained. Key questions include, Is the site uphill or downhill from your property? Is there groundwater or surface water that could carry materials toward your home? Public records often note whether cleanup has been completed or if monitoring continues. Homeowners can also request water or soil testing if they are concerned. Practical steps such as ensuring proper drainage around your home, maintaining clean well systems, and staying informed about local cleanup projects can help reduce exposure risks and provide peace of mind.

MAP ID: 1

HAZARDOUS WASTE SITES

Thermo Fluids

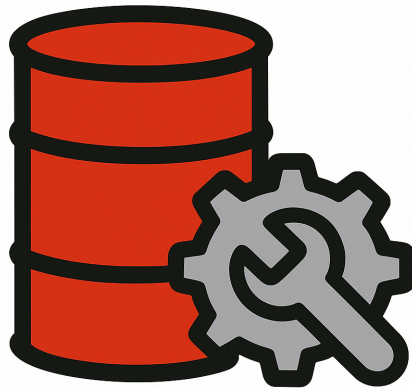
Address: 1435 Sherman **Zip:** 78202 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 113 yd N
Lat / Lon: 29.435°, -98.457°

22.3

From the government record

Status	ACTIVE
Facility Type	Transfer
Company Name	THERMO FLUIDS INC
Contact Name	RICARDO SAUCEDO

Hazardous Waste Sites Undergoing Corrective Actions



HW COR sites are places where regulators have determined that hazardous waste has contaminated the environment badly enough that a cleanup is required. These are usually industrial or municipal facilities where past handling of chemicals led to pollution of soil, groundwater, or both. The important thing to know is that these sites are not being ignored. They are under active management, with plans in place to clean them up and reduce risks. Cleanup may take years and can involve digging out soil, pumping and treating groundwater, or installing barriers to contain pollution. Living near one of these sites does not mean your home is automatically unsafe, but it does mean the area is being closely watched because of potential risks.

If you live near a HW COR site, the most important step is to stay informed about the cleanup progress. Regulatory agencies usually publish updates on what contamination has been found, what cleanup is being done, and how close the site is to being finished. For homeowners, practical considerations include whether the contamination could travel toward your property, typically downhill or through groundwater and whether the site has any restrictions in place. If you rely on well water, periodic testing can help ensure your family's safety. In most cases, cleanup programs are designed to protect nearby residents, but they can take time. Being aware of the timeline and any official notices will help you make good decisions, while simple household precautions like proper drainage and ventilation further reduce any potential exposure.

MAP ID: 5

HAZARDOUS WASTE SITES UNDERGOING CORRECTIVE ACTIONS

Dittmar Lumber San Antonio

Address: 500 Seguin St **Zip:** 78208 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 561 yd NE
Lat / Lon: 29.438°, -98.454°

40.9

From the government record

Admin Status	ACTIVE
Gw Coc Class	METALS
Admin Status Dt	2001-05-25 00:00:00
Phase Status Date	2002-11-22 00:00:00
Rn Num	RN100624311
Project Phase	ONGOING WORKLOAD

MAP ID: 6

HAZARDOUS WASTE SITES UNDERGOING CORRECTIVE ACTIONS

Union Pacific Rr Former Diesel Shop-East Yard-San Antonio

Address: 1201 Sherman **Zip:** 78202 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 569 yd W
Lat / Lon: 29.434°, -98.462°

40.6

From the government record

Admin Status	ACTIVE
Gw Coc Class	PETROLEUM (BTEX), TPH, CHLORINATED SOLVENTS
Admin Status Dt	1998-12-08 00:00:00
Phase Status Date	2002-11-22 00:00:00
Rn Num	RN100728682
Project Phase	ONGOING WORKLOAD

MAP ID: 7

HAZARDOUS WASTE SITES UNDERGOING CORRECTIVE ACTIONS

Union Pacific Railroad Former Aggie Chemical Site

Address: 802 Seguin St **Zip:** 78208 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 761 yd NE
Lat / Lon: 29.438°, -98.452°

6.8

From the government record

Admin Status	INACTIVE
Admin Status Dt	2012-11-07 00:00:00
Phase Status Date	2012-11-07 00:00:00
Rn Num	RN103776712
Project Phase	COMPLETED WORKLOAD

MAP ID: 8

HAZARDOUS WASTE SITES UNDERGOING CORRECTIVE ACTIONS

Sp Yard Substation

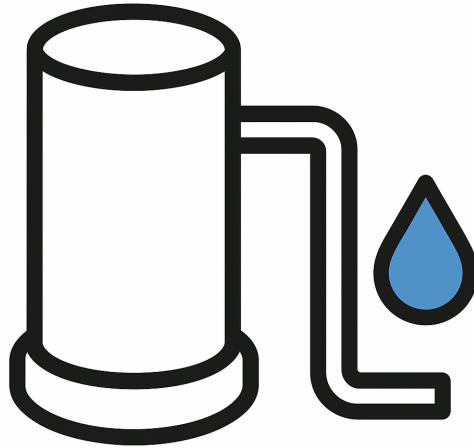
Address: 2103 Hays St **Zip:** 78202 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 874 yd SE
Lat / Lon: 29.430°, -98.450°

6.0

From the government record

Admin Status	INACTIVE
Admin Status Dt	2012-04-04 00:00:00
Phase Status Date	2012-04-04 00:00:00
Rn Num	RN106192826
Project Phase	COMPLETED WORKLOAD

RCRA Treatment, Storage, and Disposal Facilities



RCRA TSD sites are places where hazardous waste is officially allowed to be treated, stored, or disposed of under strict federal rules. These might include secure landfills, plants that chemically neutralize waste, or facilities that safely burn or recycle dangerous materials. The purpose of these facilities is to handle substances that cannot simply go to an ordinary dump, and they are built to contain materials that could otherwise harm people or the environment. While the term “hazardous waste” sounds alarming, it is important to know that these locations are closely regulated and monitored to prevent harmful leaks or accidents. Having one nearby does not mean your home is unsafe, but it does mean the government recognizes the potential risks and enforces safeguards to keep them controlled.

If you notice a RCRA TSD facility near your home, the best step is to learn more about what type of operation it is and whether it involves long-term disposal, temporary storage, or treatment. Because waste at these facilities is usually handled under careful supervision, the direct risks to nearby houses are often low, especially if the site is well-maintained and regulatory inspections are current. Still, homeowners may want to pay attention to water flow and drainage. Hazardous substances are far more likely to move downhill or follow waterways than to spread on their own. If you rely on a private well, periodic water testing can provide reassurance. Staying aware of public notices and local news about the facility will help you understand whether any changes or incidents occur. In most cases, the system of federal permits and inspections is designed to protect nearby communities, but being an informed neighbor is the best way to stay safe and comfortable.

MAP ID: 4

RCRA TREATMENT, STORAGE, AND DISPOSAL FACILITIES

Rodriguez Tire Shop

Address: 138 N New Braunfels Zip: 78202-3023 City: San Antonio
County: Bexar State: TX Distance: 538 yd SW
Lat / Lon: 29.431°, -98.461°

41.7

From the government record

Tsd Type	-----
Operator Type	Not provided
Transfer Facility	N
Generator Status Universe	N
Universal Waste Dest Facility	N
State	TX

Federal Toxic Release Inventory Sites



TRI sites are businesses or factories that use or release certain toxic chemicals in amounts large enough that they must report them to the government each year. These reports are not secret they are meant to let the public know what is being released into the air, water, or waste stream. Being listed in the TRI does not automatically mean the facility is unsafe or breaking the rules. In fact, many facilities release very small amounts compared to the limits allowed by law. Still, the fact that a facility is listed means it handles materials that can be harmful if not managed carefully, and so the government requires transparency to keep communities informed.

If you live near a TRI facility, the most practical step is to find out what kinds of chemicals are being reported and how they are released. Some facilities mainly release into the air, which means wind direction and distance matter, while others may discharge into water systems, making drainage patterns more relevant. Homeowners can look up TRI data online through the EPA's database to see what substances are being tracked. If the facility reports air emissions, using indoor HEPA filters and paying attention to local air quality advisories can help reduce exposure. If the facility reports water discharges and you rely on a private well, occasional testing can provide reassurance. While most TRI facilities operate within safe limits, knowing what is nearby and taking a few simple, site-specific precautions helps keep your household secure.

MAP ID: 2

FEDERAL TOXIC RELEASE INVENTORY SITES

None Given

Address: 326 Seguin St **Zip:** 78208 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 348 yd N
Lat / Lon: 29.437°, -98.457°

32.1

From the government record

Facility Name CEMEX CONSTRUCTION MATERIALS SOUTH LLC - SA DOWNTOWN
Parent Company Name CEMEX INC

MAP ID: 3

FEDERAL TOXIC RELEASE INVENTORY SITES

None Given

Address: 500 Seguin Rd **Zip:** 78208 **City:** San Antonio
County: Bexar **State:** TX **Distance:** 509 yd N
Lat / Lon: 29.438°, -98.455°

28.4

From the government record

Facility Name DITTMAR LUMBER CORP
Parent Company Name No US Parent

MAP ID: 10

FEDERAL TOXIC RELEASE INVENTORY SITES

None Given

Address: 2934 I #35 N Zip: 78208 City: San Antonio
County: Bexar State: TX Distance: 1,463 yd NE
Lat / Lon: 29.444°, -98.449°

6.7

From the government record
Facility Name LUXURY BATHS OF SAN ANTONIO LLC
Parent Company Name No US Parent

How to Learn More About Environmental Hazards

1 Start with a simple look around

Take a stroll or short drive. Is the listed place still there and active, or is it now a park, store, or empty lot? Noting what you see today helps separate old history from real, current concerns.

Clues to notice: Is the site uphill or downhill from your home? Do creeks or drains flow toward you? Are there basements or crawlspaces nearby that could collect vapors?

2 Read up in plain language

Government sites explain most hazards clearly. Look up topics like “living near a landfill,” “underground tank leaks,” or “vapor intrusion” to understand typical risks and common fixes. Your state’s environmental agency and the U.S. EPA both offer public pages that describe what different listings mean.

3 Check official status for a nearby site

Most agencies have searchable pages where you can see if a site is active, under cleanup, or finished. The “Sources” page of this report lists the agency names and the last date the data was updated, which can help you find the right place to look.

If something is unclear, call the agency’s public information line or tip line. They can tell you whether a site near you is considered safe, being watched, or needs follow-up.

4 Use simple home precautions (only if relevant)

If a concern is very close by, small steps can add peace of mind: test private well water, place an indoor air monitor or HEPA filter if vapors or dust are possible, and avoid digging on or right next to a listed site. Most homes won’t need these steps, but they’re easy options if you want reassurance.

5 Call in a professional only for serious, ongoing risks

Environmental Professionals (EPs) provide detailed investigations, but they are usually expensive and intended for commercial projects or major renovations. Consider hiring an EP only if there’s a confirmed spill on or next to your property, a documented groundwater plume heading your way, or other clear, continuing risk.

If you see a new problem, report it

If you notice dumping, strong chemical odors, sheens on water, or leaking barrels that aren’t already covered in this report, contact your state or local environmental agency. Most have a tip line for exactly this purpose.

This page offers general guidance. Your situation may differ based on distance, elevation, building type, and whether you use city water or a private well.

Sources of Data

State	Source	Data Vintage	Description
Texas	TCEQ (HW COR)	2025-08-07	The mission of the TCEQ's industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.
Texas	TCEQ (HW)	2024-05-06	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.
Texas	TCEQ (SW)	2025-07-04	The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.
US Government	EPA (AIRS)	2025-02-11	This database contains information on air releases in the Aerometric Information Retrieval System and is used to report air emissions estimates for pollutants under the Clean Air Act. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Air release information specifically relates to industrial plants and their components (stacks, points, and segments).
US Government	EPA (RCRA TSD)	2025-07-28	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.
US Government	EPA (TRI)	2025-02-24	The Toxics Release Inventory (TRIS) contains information about facilities that manage and release toxic chemicals into the environment. Manufacturers of these chemicals are required to report the locations and quantities of these chemicals to state and local governments who then submit them on to the EPA.

All data sourced from official government sources. This government data is provided as-is from the original source, and may not always reflect current or past reality. Always confirm the validity of the underlying data before attempting to take action on the basis of this information.

METHODOLOGY

Based on our extensive experience, we assign scores to each known hazard according to its category and characteristics. We then generate a Haz Score for your site by summing the individual hazard scores together, discounting each site by its distance from your location.

DISCLAIMER

The Haz Score Report is an informational product compiled from publicly available data sources. As a part of the Haz Score Report, Banks Environmental Data does not perform site inspections, regulatory file reviews, historical research, or professional evaluations, and this Report does not identify or determine Recognized Environmental Conditions (RECs) as defined under ASTM E1527 or CERCLA. This Report cannot confirm or rule out the presence of contamination or environmental impact at any specific property and is not intended to constitute environmental due

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