



Haz Score Property Report

Nearby environmental records and screening results

Sample Report - Sugar Land

1406 Meadow Glade Ct
Sugar Land, TX 77479

SEPTEMBER 25, 2026

Your Banks Haz Score is

2.7

Very Low



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 1 sites in total, but their risks break down like this:

VERY HIGH	HIGH	MODERATE	LOW	MINOR
0	0	0	0	1

Hazard Types Nearby

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.

No known hazards. Our report did not identify any significant historical pollution sources within the higher-risk categories that we track. While no screening system can guarantee the complete absence of hazards, this result is generally a strong indication that your property is not located near major sources of industrial or regulatory concern. It is still possible that small-scale or undocumented activities may exist in the area, but overall, the environmental risk from external contamination appears to be very low. This score is typically what homeowners and buyers prefer to see, as it suggests a clean record with little likelihood of legacy industrial impact. Fortunately, most sites in the US are in this category.

Nearby Sites Summary

Minor Concern Sites

Map ID	Hazscore	Site Name	Address	Dataset Type
	2.7	Sugar Land Properties	State Highway 59 & Sweetwater Blvd 5 Mi Sw Of Sugar Land	HW COR

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



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.

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 diligence, legal counsel, financial advice, or a Phase I Environmental Site Assessment. Use of this Report does not create any obligation under federal, state, or local environmental regulations. While reasonable efforts are made to compile data believed to be accurate, Banks Environmental Data makes no representations or warranties, express or implied, regarding the completeness, accuracy, currentness, or suitability of the information provided. Environmental conditions, regulatory designations, and public records may change without notice. This Report should not be relied upon as the sole basis for legal, financial, lending, environmental, or real estate decisions. Users are strongly advised to conduct independent due diligence and consult qualified professionals before acting upon any information contained herein.