



AEI

Phase I ESA Checklist

If you are buying commercial property, conducting a Phase I Environmental Site Assessment is a prudent business decision. AEI has compiled a useful checklist to make sure you cover all your bases.

☐ Complete a Records Review

Obtain and review records of the property to assess its use and analyze past activities that could lead to contaminations.

Records to review include:

- ☐ Standard Federal, State, and Tribal Environmental Record Sources
- ☐ Regulatory Agency File and Records
- ☐ Land Titles
- ☐ Maps and Geological Surveys
- ☐ Historical Use Documents (aerial photographs, fire insurance maps, property tax files, recorded land title records, topographic maps, local street directories, building department records, zoning/land use records, etc.)

☐ Perform a Site Visit

Visit the site to gather information that would indicate the likelihood of identifying recognized environmental conditions in connection with the property.

Inspect:

- ☐ Buildings' Interior and Exterior
- ☐ Current and Past Business Use
- ☐ Adjoining Properties
- ☐ Hazardous Substances and Petroleum Products
- ☐ Tanks and Storage Containers
- ☐ Stains and Drainage Systems
- ☐ Bodies of Water and Vegetation

☐ Conduct Interviews

Gather additional information by conducting interviews with people who are connected to the property.

Interview:

- ☐ Past and Present Owners and Operations of the Property
- ☐ Key Site Manager
- ☐ Occupants
- ☐ State and/or Local Government and Agency Officials



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☐ Write an Evaluation & Report

Deliver the findings and insights - along with any conclusions and recommendations that can be made from the information gathered.

Information in the report should include:

- ☐ Description of Assessed Property
- ☐ Client Relationship
- ☐ Scope of Services
- ☐ Summary of Information Gathered
- ☐ Data Gaps (if applicable)
- ☐ Findings, Conclusions and Recommendations
- ☐ Supporting Documentation and References
- ☐ Qualifications of Assessor and Signatures



Get a closer look
at each component.



AEI is well-established as an industry leader in environmental and building due diligence services, including Phase I Environmental Site Assessments (ESAs). We help our clients implement a Phase I ESA as a critical step in evaluating environmental contamination risks associated with a property.

If you are interested in our due diligence services or have any questions, please reach out to speak with one of our professionals.

 800.801.3224