

PHASE I SITE ASSESSMENT CHECKLIST

A Phase I Environmental Site Assessment (ESA) is the initial step in evaluating potential environmental risks associated with a property prior to purchase. For buyers, lenders, and developers, it provides critical insight into past and present site conditions.

Review Documents & Data

Analyze historical and regulatory records to identify potential environmental concerns.

- Federal, state, and tribal environmental databases
- Regulatory agency files and permits
- Land title and ownership records
- Geological surveys and maps
- Historical property use documents (aerials, Sanborn maps, zoning, tax files, directories, etc.)

Complete Onsite Observations

Conduct a site visit to evaluate current property conditions and identify visible evidence of environmental risks associated with the property and surrounding properties.

- Interior and exterior of buildings
- Current and past business operations
- Adjoining and neighboring properties
- Tanks, drums, and storage containers
- Evidence of staining, drainage issues, or improper waste handling
- Nearby water features and vegetation health

Gather Stakeholder Input

Supplement records and observations with interviews that provide valuable context.

- Current and past owners or operators
- Property managers and tenants
- Local and state regulatory contacts





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Conduct Analysis & Summarize Findings

Compile the information gathered into a comprehensive report that follows ASTM E1527-21 guidance.

- Description of the property and scope of services
- Summary of findings supported by documentation
- Identification of data gaps (if applicable)
- Conclusions regarding environmental conditions
- Qualifications and signatures of the assessor

The Bay West Advantage

Proven Expertise: Decades of experience in environmental consulting, industrial hygiene, and property remediation associated with property redevelopment and reuse.

Regional Knowledge: Deep understanding of state and local requirements across Minnesota and the Upper Midwest.

Comprehensive Support: Ability to carry projects forward from assessment to cleanup and redevelopment.

Trusted Partner: Veteran-led, employee-focused company with a long track record of serving both private and public sector clients.

Contact Bay West

Contact us today to take the first step toward informed decision-making with a Phase I ESA.

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