



Professional Property Inspections

NEWSLETTER



WHAT IS A PHASE 1 AND PHASE 2 ENVIRONMENTAL ASSESSMENT?

A **Phase 1** environmental site assessment is for commercial properties and is an investigation that looks for potential or existing environmental issues. It includes the land as well as the buildings. Testing is typically not included in a Phase 1, but investigation of public records and discussion with occupants is included. It's generally considered a first step in the process of finding out if there is an environmental issue.

If the property appears to have contamination issues, a **Phase 2** can be done as part of due diligence. A phase 2 is considered much more intrusive and involves actual collection of samples, testing and a more detailed investigation. It's typically done if the phase 1 results in suspicion of environmental issues.

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