



Realtor's Environmental Testing Checklist



MOLD



ASBESTOS



**INDOOR
AIR QUALITY**



LEAD



WATER



SOIL

A Quick Guide for Buying, Selling &
Preparing Properties



**PLAN SMART.
BUILD SAFER.**



REALTOR'S ENVIRONMENTAL TESTING CHECKLIST

BEFORE LISTING A PROPERTY

Consider environmental testing if the property has:



- | | |
|---|--|
| ☐ A history of water damage or flooding | ☐ Previous mold remediation |
| ☐ Previous leaks or plumbing issues | ☐ Known indoor air quality concerns |
| ☐ Visible staining, musty odors, or suspected mold | ☐ A history of environmental complaints |

DURING A BUYER INSPECTION

Look for signs that may warrant further evaluation:



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|--|---|
| ☐ Visible water stains or discoloration | ☐ Signs of previous water intrusion |
| ☐ Musty or unusual odors | ☐ Damaged or deteriorated building materials |
| ☐ Suspected mold growth | ☐ Concerns identified by the home inspector |
| ☐ Damp walls, ceilings, flooring, or crawl spaces | |

BEFORE RENOVATION OR REMODELING

Before renovation, demolition, or repairs disturb existing building materials, determine whether environmental testing may be needed for



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|--|---|
| ☐ Asbestos-containing materials | ☐ Flooring, drywall, insulation, or textured materials |
| ☐ Lead-containing paint or coatings | ☐ Materials that will be demolished or disturbed |
| ☐ Other suspect building materials | |

A home inspection and environmental testing serve different purposes. When environmental concerns are suspected, specialized testing may provide additional information.



REALTOR'S ENVIRONMENTAL TESTING CHECKLIST

PROPERTIES WITH WATER DAMAGE

If the property has experienced a leak, flood, or water intrusion:



- ☐ Identify the source of the water
- ☐ Document affected areas
- ☐ Look for visible moisture or staining
- ☐ Consider moisture assessment
- ☐ Consider mold testing when appropriate
- ☐ Document remediation or restoration work

AFTER MOLD REMEDIATION OR CLEANUP

Before considering the affected area ready for occupants:



- ☐ Confirm remediation work has been completed
- ☐ Verify affected materials were properly addressed
- ☐ Consider post-remediation clearance testing
- ☐ Obtain documentation of testing and remediation
- ☐ Keep reports with the property's transaction records
- ☐ Will post remediation or clearance testing be needed before reconstruction, project closeout, or occupancy?

SUSPECT MATERIALS & CLEARANCE TESTING

When materials may be disturbed, removed, or remediated, consider:



- ☐ Painted surfaces or coatings that may contain lead
- ☐ Asbestos-containing materials
- ☐ Flooring, adhesives, or mastics
- ☐ Insulation or pipe insulation
- ☐ Drywall, joint compound, or ceiling materials
- ☐ Roofing materials
- ☐ Other materials of unknown composition
- ☐ Post-remediation clearance testing, when applicable

Lead-based paint is commonly associated with pre-1978 properties; however, lead may also be present in other painted, coated, or building materials. Testing needs should be evaluated based on the materials and planned work, not property age alone.



REALTORS REMINDER

BETTER INFORMATION. MORE CONFIDENT PROPERTY DECISIONS.

Environmental testing can provide documented information about specific conditions within a property and can help property managers make informed decisions about next steps.

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