Property testing checklist

For a purchase, renovation, rental, or commercial property. Gather these details before your consultation; your provider will help define the testing scope.

1 Property and project

Property address _____

City / state / ZIP _____

Contact / phone _____

Property type / approximate construction year _____

Decision deadline / planned start of work _____

Who needs the findings? (owner, buyer, contractor, lender, manager) _____

2 Topics to discuss

Check the concerns that apply. This does not mean every test is needed.

- ☐ Asbestos / suspect building materials
- ☐ Lead / older finishes or another sample
- ☐ Indoor air quality / odors
- ☐ Mold / moisture / water damage
- ☐ Radon / previous test or mitigation system
- ☐ Commercial / industrial property

3 Gather what you already have

- ☐ Previous inspection or laboratory reports, with dates and sampled locations.
- ☐ A list of affected rooms, leaks, repairs, odors, and planned material disturbance.
- ☐ Photos from safe, accessible areas, plus owner permission and access contacts.
- ☐ Any written scope, deadline, or reporting requirement from another party.

Most important question we need answered _____

Notes _____

Property testing checklist

Bring these questions to the consultation. Agree the work and complete schedule before booking.

4 Ask about the relevant service

Asbestos. Which materials and areas are included? Does an earlier survey cover the work now planned? Leave suspected materials undisturbed while professional assessment is arranged. [1]

Mold. What will sampling answer? Describe moisture and repairs first. EPA says sampling is usually unnecessary when visible mold is present; there is no federal airborne-mold limit to certify compliance with. [2]

Lead. Is this a targeted sample, paint inspection, or risk assessment? Confirm the material, method, and required qualifications. A1 does not offer lead testing for HUD or federal grant projects. [3]

Radon. What monitoring period and building conditions are required? Who provides access, and when will the final result be ready for the transaction or property decision? [4]

Indoor air quality. Which rooms, times, odors, products, and operating conditions matter? What can each proposed measurement establish, and which concerns require a separate test?

Commercial. Which occupied spaces, work activities, access restrictions, and report recipients affect the assignment? Share any written requirements before requesting a quote.

5 Confirm before scheduling

- ☐ Included areas, samples, analysis, travel, reporting, fees, and exclusions.
- ☐ Provider qualifications for this assignment and any required laboratory analysis.
- ☐ Appointment, monitoring, analysis, and report dates; follow-up discussion if needed.

Agreed next step / responsible person / date _____

This planning worksheet does not establish property conditions or replace an inspection. A1 provides independent testing and consultation, with no remediation or abatement services.

Official guidance

1. EPA: Asbestos in the home and professional assessment
2. EPA: Mold testing or sampling
3. EPA: Lead inspections and risk assessments
4. EPA: Radon resources for buyers and sellers