

Free Bonus #3



LOT/LAND BUYING WORKSHEET

House-N-Home-Building.com and House-Building.com are divisions of Todd, Michael and James, Inc.
4620 Derby Lane, Doylestown, PA 18901

Website: www.house-n-home-building.com

Email: info@house-n-home-building.com

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QUESTIONS		Yes/ Good	No/ Bad	RESPONSES Comments
1	Is there much vehicular traffic near the lot/land?			
2	Are there noise issues? (Cars, planes, trucks, business, etc.)			
3	Is there any unwanted light? (Business, cars, nearby homes, etc.)			
4	Is there sufficient natural light? (Densely wooded, shade covered lot)			
5	Can you orient your house on the land/lot, to take advantage of the type of light you want?			
6	What are the prospects for future development, is any planned for the area. If so, how much and what kind? (Residential, business)			
7	What about drainage? Is it good or poor?			
8	Is it in a low lying area?			
9	Is the soil conducive to drainage? Or does it have high clay content (clay holds water and results in poor drainage)?			

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QUESTIONS				RESPONSES
		Yes/ Good	No/ Bad	Comments
10	Is there a high water table in the area? Do you see wet or standing water, when it hasn't rained recently?			
11	Is the land/lot in a known flood zone?			
12	Is runoff from adjacent lots/land a potential problem?			
13	Have you seen the lot/land immediately after a significant rainfall?			
14	Are there or will there be retention basins nearby or even in your back yard?			
15	Are there wetlands on the property that would prohibit you from building?			
16	Are there too many or too few trees?			
17	Are utilities underground and overhead?			
18	Is there cable service available and how far is it from the property?			
19	Is there electricity available and how far is it from the property?			

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QUESTIONS				RESPONSES
		Yes/ Good	No/ Bad	Comments
20	Is there city water available and how far is it from the property?			
21	Is there city sewer available and how far is it from the property?			
22	Is there telephone service available and how far is it from the property?			
23	Are there overhead power lines in the area?			
24	Are there substations or power stations in the area?			
25	Are there railroad tracks in the area?			
26	Are there major roads or highways in the area?			
27	Are there other major infrastructures that are problematic?			
28	What is the zoning for the land/lot?			
29	What is the zoning for the surrounding land/lots?			

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30	Is the zoning 100% residential in the immediate area of the property or does it allow commercial businesses?			
31	Is the perc good or bad?			
32	How deep are the nearby wells? If you are drilling a well, deeper wells are more costly.			
33	Is rock found on or near the surface the immediate area of the property? If so blasting might be required for the building of your house or installation of a pool?			
34	What is the soil condition? Will it support a foundation?			
35	What is the lot access like? (Good or Bad)			
36	Is access through a busy intersection?			
37	Is access down a long empty road?			
38	Is the access road steep making it treacherous during inclement weather?			

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		Yes/ Good	No/ Bad	Comments
39	Are there environmental hazards in the area? See the Guide for an easy way to find out.			
40	Are there freeways, prisons, or other safety hazards in the area?			
41	Are the schools, stores, churches, hospitals, and other necessary services conveniently located in the area of your property?			
42	What are the taxes on a house of the size you are planning to build near the property you are inspecting?			
43	Is there known to be radon in the area?			
44	What are the setback requirements for the property? Will it allow the house to be situated on the property in the way you would like it to be?			
45	If local water and sewer are available, what are the tap fees?			
46	How much site preparation or clearing will be required before building can begin?			
47	Will it be necessary to haul fill dirt to the lot/land?			

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48	Does the property have a free and clear title?			
49	Has the property been surveyed?			
50	Are there easements on the property?			
51	How long will the driveway be? Macadam driveways are expensive.			
52	How close is the property to the nearest police station, firehouse, fire hydrant? These affect insurance costs?			
53	Does the property slope or is it flat?			
54	Is there adequate space between homes?			
55	Is the area deteriorating or being built up?			
56	Is there sufficient open space or is it too developed?			
57	Are there noticeable odors, dust, or soot in the air?			

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58	Are there any factories, dumps, quarries, apartments, town homes, airports, business or other things you consider undesirable in the area?			
59	Does the land/lot fit within your budget?			
60	What do the demographics for the area look like? See the Guide for a URL on Yahoo that provides free demographic information.			
61	Is the sale part of an estate or divorce proceedings. Such situations can become messy? Be cautious.			
	Add your own questions?			

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