



The home and the property

Use one set per property. Print only the sheets you need. Get permission before entering land or arranging testing.

Property address or parcel ID

Date

What the land needs to support

Approximate home size / bedrooms / stories

Must-have features and future plans

Parcel and permitted use

Confirmed = supported by records or the appropriate professional. Mark Needs review if any part is unresolved.

REVIEW ITEM	Confirmed	Needs review	N/A
Parcel ID and legal description match the property being considered.	☐	☐	☐
Survey or plat reviewed; boundary questions identified with a surveyor.	☐	☐	☐
Intended home and future uses checked with planning or zoning staff.	☐	☐	☐
Title, restrictions, easements and legal access reviewed by the appropriate professional.	☐	☐	☐
HOA or architectural rules and any private-road obligations reviewed.	☐	☐	☐

Notes / source of answers





The site and its connections

Bring these questions to your builder, providers and site professionals. Check the proposed home location, not only the road frontage.

Property address or parcel ID

Date

Home placement and access

REVIEW ITEM	Confirmed	Needs review	N/A
Possible home location considered with slope, driveway, outdoor areas and site work.	☐	☐	☐
Drainage, mapped flood information and sensitive site features reviewed; further work identified.	☐	☐	☐
Clearing, grading and any foundation or site engineering needs discussed.	☐	☐	☐
Legal and physical access checked; entrance approvals, crossings and maintenance reviewed.	☐	☐	☐

Water and utilities

REVIEW ITEM	Confirmed	Needs review	N/A
Public water and sewer confirmed, or well and septic records reviewed for the proposed home.	☐	☐	☐
Septic capacity, bedroom count, drainfield and reserve area checked with the appropriate professional.	☐	☐	☐
Well location, testing and installation needs discussed, where applicable.	☐	☐	☐
Electric and internet service confirmed for the home location, with costs and timing.	☐	☐	☐

Questions for follow-up / person to contact





The project budget

Write unknown when a cost is not yet estimated. Ask what is already included in other figures before adding the amounts.

Property address or parcel ID

Date

COST CATEGORY

ESTIMATE / UNKNOWN

SOURCE / DATE

Land purchase

Closing and purchase professionals

Survey, soil evaluation and engineering

Clearing, grading and drainage

Driveway, entrance and crossings

Well or public water connection

Septic or public sewer connection

Power, internet and other utilities

Permits and applicable local fees

Home design and construction

Financing, holding and transition costs

Contingency discussed with project team

Overall project budget

Total estimates listed above

The total is incomplete while any cost is unknown. Record exclusions and avoid counting costs twice if a builder or provider has bundled them.

Largest unknown cost / who will investigate it





Open questions and next steps

Use this sheet before a purchase decision. Ask your real estate or legal professional about purchase terms, investigation access and deadlines.

Property address or parcel ID

Date

QUESTION 1

Answer needed from _____ Needed by _____

Evidence / answer / remaining conditions

QUESTION 2

Answer needed from _____ Needed by _____

Evidence / answer / remaining conditions

QUESTION 3

Answer needed from _____ Needed by _____

Evidence / answer / remaining conditions

Before committing

- ☐ Review the home, access, water and site findings with the relevant professionals.
- ☐ Identify major unknown costs and how they could affect the project.
- ☐ Confirm which answers and approvals are still needed and when.

Talk with Josh while comparing land

Bring the listing or parcel ID, available records and your open questions.

