



## Due Diligence Checklist

With respect to a residential real estate transaction, Grist Realty recommends the following list be completed to effectively investigate the property. Though not exhaustive, this list provides a general guideline to investigate. All items should be completed prior to the due diligence date or Buyer risks forfeiture of earnest money.

### Property Inspections

- Professional home inspection
- Termite inspection
- Radon test
- Mold (air quality test)
- Well (water quality test)
- Septic Inspection
- Structural / engineering inspection
- Drainage
- Permits for additions

### Repair Negotiations

- Written, signed by all parties with completion date that extends due diligence date for completion/ verification by buyer of repairs
- Consider requiring repairs to be performed by a licensed contractor
- Repairs completed to buyer's satisfaction, which may not be unreasonably withheld
- Consider negotiating a credit in lieu of repairs and making repairs after closing as a way to maintain quality control

### Loan Process

- Lender contact
- Order appraisal
- Insurance quotes

### Legal

- Restrictive covenants: trailers, boats, extra vehicles, storage shed, fences
- Homeowner's association: verify dues and homeowner/association responsibilities
- Title search: attorney will complete
- Survey
- Mineral Oil and Gas Rights Disclosures
- Zoning
- Flood plains
- Easements: stormwater, water / sewer, electricity, shared driveways
- Future roadways
- Road maintenance: private / DOT
- City limits

### Lifestyle Issues

- Sex offender registry
- Crime maps
- Noise / nuisance: airport, mining / blasting, construction, concerts, highway / traffic, landfill
- Employer restrictions
- Amenities: pool, exercise etc.
- Schools
- Parks, greenways

### Utilities

- Power
- Gas: natural / propane
- Water: municipal, community or well
- Sewer: municipal / septic
- Internet / TV / Phone and cell service

Buyer(s): \_\_\_\_\_ Grist Realty: \_\_\_\_\_