

Due Diligence Checklist



NEIGHBORHOOD DUE DILIGENCE

- ☐ School System Ratings
- ☐ Public Transportation
- ☐ Parking
- ☐ Crime Statistics & Police Stations
- ☐ Fire Stations
- ☐ Commercial, Industrial, or Agricultural Activities
- ☐ Other Governmental Services
- ☐ Construction and Development

PROPERTY DUE DILIGENCE

- ☐ Deadlines Tracked
- ☐ Home Inspection
- ☐ Utilize the "Inspection Checklist" for a 2nd walkthrough
- ☐ Asbestos Inspection
- ☐ Lead Paint Inspection
- ☐ Mold Inspection
- ☐ Buried Oil Tank Inspection
- ☐ Fire Damage Inspection
- ☐ Sewer Scope Inspection
- ☐ Septic Tank Inspection
- ☐ Well Inspection
- ☐ Foundational/ Structural Inspection
- ☐ Geologic Condition Inspection
- ☐ Soil Inspection
- ☐ Roof Inspection
- ☐ Pool Inspection
- ☐ Historical Home Inspection
- ☐ Permit Check Inspection
- ☐ Noise and Odor
- ☐ Utility Services: Water/Sewer/Trash
- ☐ Taxes

Due Diligence Checklist



DOCUMENT DUE DILIGENCE AFTER CONTRACT

- ☐ Purchase and Sale Agreement & Addendums
- ☐ Property Disclosures
- ☐ Copy of Earnest Money Deposit (EMD) Check
- ☐ Proof of Funds
- ☐ Confirm Receipt
- ☐ Articles of Organization
- ☐ Trust or LLC Docs
- ☐ Get Documents signed
- ☐ Order Survey
- ☐ Covenants, Conditions & Restrictions (CC&R's)
- ☐ Home Owners Association (HOA) or Condo Docs
- ☐ HOA/Condo Doc Checklist
- ☐ Multi-Family Tenant Rider
- ☐ Authorization to Release
- ☐ Review Mortgage Note - Subject To Purchases
- ☐ Mortgage Payoff - Subject To Purchases
- ☐ Mortgage Amount to Bring Current - Subject To Purchases
- ☐ Short Sale Acceptance Letter - Review for Deed Restriction