



## BUYING LAND TO BUILD A HOUSE

1. **Can You Build On It?** – Seems pretty straight and to the point. However, just because it overlooks a beautiful river and has road access doesn't mean it will pass the perc test.
2. **Has It Passed A Perc Test?** – The perc test is vital to building on undeveloped land. **Percolation test** (colloquially called a **perc test**) is a test to determine the water absorption rate of soil (that is, its capacity for percolation) in preparation for the building of a septic drain field (leach field) or infiltration basin. The results of a percolation test are required to properly design a septic system. In its broadest terms, percolation testing is simply observing how quickly a known volume of water dissipates into the subsoil of a drilled hole of known surface area. While every jurisdiction will have its own laws regarding the exact calculations for the length of line, depth of pit, etc., the testing procedures are the same. In general, sandy soil will absorb more water than soil with a high concentration of clay or where the water table is close to the surface. [Wikipedia.com](https://www.wikipedia.com)
3. **Does The Seller Have The Title For The Property?** Can he show the correct property lines? – You wouldn't want to get into a dispute over where the boundaries are located.
4. **Any Liens On The Property?** – The last thing you need is for there to be outstanding restrictions that can slow the process or stop it completely.
5. **How Is It Currently Zoned? Residential, Multi-Use?** – In some cases there are homes on one side of the road and it is zoned residential. Then on the other side it is multi-use which means student housing, a trucking company, or a multitude of other options may change your mind on the specific piece of land.
6. **Who Will Own The Water And Mineral Rights?** – Before you even think of signing any contract make sure you have this conversation.

7. **Why Is The Land For Sale?** – You may see a diamond but it could just be a cubic zirconia. Have them give you a history of the property and what used to be there.
  
8. **Is(Are) There Road(S) That Give You Right-Of-Way Or Do You Have To Cross Over Someone's Property To Put In A Road?**
  
9. **Easy Access To Public Utilities?** – Say you have to connect to the city water line...what will that cost and how far away do you have to go to connect?
  
10. **What Are The Property Taxes? School Taxes?**
  
11. **What Do The Surroundings Properties Look Like?** – is there a junk yard or farm close by? What is the distance to work, shopping, medical care, school, etc.
  
12. **Can You Afford It Without Breaking The Bank?** – Each bank may or may not consider the property as part of the construction load so be sure to disclose all information to the bank so they can partner you with the best loan or line of credit out there.
  
13. **What Are The Current Conditions Of The Property?** –
  
14. **Has Someone(S) Been Using It For A Dumping Ground Of Old Appliances, Cars, Paint Cans, Etc?**

15. **What Kind Of Traffic Is Around The Property During The Day? At Night?**

16. **Is It In A Flood Zone?**

17. **What Is The Topography Like?**

18. **What Is The Size And Shape Of The Property?**

19. **How Are The Neighbors?**

20. **Do You Think You Should Keep Looking?**

**Make sure you talk with your mortgage lender if you want to include the purchase of the property within your building project. There may be limitations or another application to fill out to make that happen. We cannot stress enough that your SMI Approved Builder can help you with a lot of these questions and concerns. Before you purchase anything talk with your builder first.**

# CHECKLIST

Building Inspection:	
Certificate of Occupancy: (CO)	
Survey:	
Soil Test: (perc testing)	
Septic System:	
Water Well:	
Water Treatment: (if needed)	
Water & Sewer Connection: (total include tap fees, trenching, piping some work may be done by private contractors)	
Utilities :	
Municipal Water:	
Municipal Sewer:	
Development: (pump and wiring, trenching, piping, pressure tank, disinfecting, etc.)	
Site Drainage: (wet or steep sites)	
Electrical Connection:	
Clearing:	
Earthwork :	
Grading: (rough and final site)	
Driveway:	
Paving : (asphalt or concrete)	
Engineering Inspection:	
Drill: (casing, and cap (per ft.))	
Impact Fee: (if charged)	
Steep Site: (grading, cut and fill)	
Retaining Walls: (per sq. ft. of wall face)	
Landscaping:	
<b>Note:</b> Costs will vary widely depending on site conditions and local labor, material, and permitting costs. Get cost estimates for your project from local contractors, utilities, and officials.	