**Checklist for Buying a Building Site**

Here are some of the many things you will want to check before buying land on which to build:

**Building Permit**
Most important: Can you get one for the site?

**Neighborhood**
Will your house fit in with others on the street? You don’t want the most expensive house in the neighborhood. (Resale will suffer)
Quality of schools?
Attractive Street?

**Transportation**
Public transportation available?

**Pollution**
Air, water or noise, such as an airport or freeway?

**Zoning?**
What is allowed in the neighborhood? Bars, gas stations, etc.?

**Water & Sewer Available?**
How much?

**Will Soil Tests be Required?**
Sloped lot? Which way does it slope?

**Good Drainage?**
Size of Lot. Will your house fit?

**Trees?** (They add value to site, but add cost to building)

**Seller Providing Title Insurance?**
Cost? Check tax records (on line).

**Offer to Buy with a Contingency?**
Will seller allow? If so, make it for 60-90 days minimum and contingent on obtaining construction financing. (See my book)

* = Check with local Building Inspection and/or Zoning Department