

Public Works Group Home Buying Cheat Sheet

For detailed explanations of each section, see

<http://www.publicworksgroup.com/blog/2012/06/homebuyingtips/>

Zoning

This property is zoned: _____

Uses allowed on this property are: _____

The rear yard setback is: _____ feet

The side yard setback is: _____ feet

The front yard setback is: _____ feet

Uses allowed on neighboring properties are: _____

Homeowners' Association

This property **is** or **is not** part of a homeowners' association

I have a copy of and have read the covenants for the subdivision: **Yes No**

Issues in the covenants that might affect my use of the property: _____

Homeowners' Association fees: _____

Homeowners' Association amenities: _____

Drainage

The ground drains away from the home: **Yes No**

The downspouts are hooked up and discharge properly: **Yes No**

Nearby waterways/drainage swales rise high enough during rainfalls to potentially flood the home: **Yes No**

There are nearby drainage basins that drain water from the property: **Yes No**

The road is **above** or **below** the home/garage/yard

There is a sump pump: **Yes No**

There is a battery backup for the sump pump: **Yes No**

Loss of power or failure of the sump pump will cause major damage: **Yes No**

There is an overland flood route next to the home: **Yes No**

All the openings into the home are above the flood elevation: **Yes No**

There is a history of flooding for this property: **Yes No**

The home/property lies within a floodplain: **Yes No**

There are building restrictions in the floodplain affecting my use of the property:

Yes No

Adjacent Improvements

There are waterways/paths/walks on or adjacent to this property: **Yes No**
Maintenance of these improvements is done/paid for by: _____

Type of roadway: **Public Private Curb/gutter Ditch/pavement only**
Sidewalks
Who pays for road maintenance: _____
Who pays to upgrade the roadway: _____

Easements

There are easements located on this property: **Yes No**
Rear yard easement: _____ feet
Side yard easements: _____ feet
Front yard easements: _____ feet
Other easements (split the lot): _____ feet
The utility **will** or **will not** pay for damages to improvement in these easements
Drainage easements are located on the property: **Yes No**

Sewers

The private sewer has been televised and is free of obstructions: **Yes No**
There is a history of sewer backups at this property: **Yes No**
This property is connected to a combined sewer: **Yes No**
There is a history of backups in the city's combined sewer: **Yes No**
If applicable, the property has installed equipment to prevent sewer backups:
Yes No Not Applicable

Neighboring Properties

There are trees or brush overhanging the property line from neighboring properties: **Yes No**
If applicable, who will trim this overhanging landscaping: _____

Nuisances

The following potential nuisances are present (keeping in mind some might perceive these as benefits):

- | | |
|--|---|
| Railroads <input type="checkbox"/> | Factories/industries <input type="checkbox"/> |
| Bike Paths <input type="checkbox"/> | Restaurants/commercial uses <input type="checkbox"/> |
| Parks <input type="checkbox"/> | Highways/busy roads <input type="checkbox"/> |
| Schools <input type="checkbox"/> | |

There are fences/walls/landscaping that shield these that could be removed by others and not replaced in the future: **Yes No**

Seasonal Issues

If applicable, there is a place to store snow from driveways: **Yes No**

If applicable, snow storage/accumulation **will** or **will not** be a nuisance

Nighttime issues

Lighting levels are acceptable: **Yes No**

Nighttime noise levels are acceptable: **Yes No**