

YOUR GUIDE FOR SELECTING THE PERFECT LOT FOR YOUR NEW HOME

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Whether your new home will be a primary residence or a get-away retreat, you still must determine if the lot and the area where you intend to build can satisfy your most important needs. This Lot Selection Guide will help you to zero in on all of those qualities your perfect lot must have.



Once you have this information than go to www.lotandhome.com where you can search for free to find your perfect lot.

Which Lot Is Best For You?

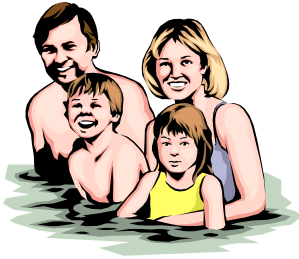
There are many important things to consider before you decide which lot to buy. We highly recommend that you take the time and go over each item in the following lists of questions and suggestions, it will give you a clearer picture of what are your preferences and your requirements for your building lot and the community where it will be located. Print out the lists and write your comments below those questions that are most pertinent. Be sure to get input from your spouse, mate, partner or anyone else who will be spending substantial time in your new home. Now let's get started!

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Special points of interest:

- Will your lot support your daily life?
- Local ordinances and physical restrictions.
- Zoning, easements, covenants and liens.
- Are local property values increasing?
- Have the lot inspected by your licensed engineer.



Consider how the location of your building lot will support your life style.

“What shopping opportunities, such as malls, local shops and food markets, do you have?”

Your Life Style

(for answers consult your Real Estate Agent and visit the area if possible).

An important thing to consider is how the location of your building lot will support your life style and other aspects in your daily life.

1. Is the location close to work? Are there employment opportunities?
2. Are there good schools (elementary, middle, secondary, collegiate or parochial) available? If you have children, will they have playmates their age in the area?
3. Does the area provide adequate medical services (hospitals, clinics, doctors, dentists, veterinarians and specialists)?
4. Are there any churches, synagogues, temples, etc. that you can attend?
5. What shopping opportunities, such as malls, local shops and food markets, do you have?
6. Any cultural venues (libraries, museums, theaters, dance)?
7. Can the area fulfill your recreational needs? How?
8. Is cable and Internet service available?
9. Is public transportation available and convenient?
10. Are the roads and highway systems easily accessible and adequate for your needs?
11. What municipal services (police, fire, emergency medical, etc.) are provided?
12. How many banks are there in the area; how far away are they?
13. Checkout www.neighborhoodscout.com. Discover best places to live, they use over 200 criteria to judge an area.

Possible Negative Factors

(consult your Realtor and visit the area).

1. Will the lot size allow for your proposed new home or building? Remember to consider parking, driveway, garages, swimming pool and any other out buildings you may want to erect. Since local ordinances and/or physical restrictions can affect what size house and where it can be placed on the lot, you will want to consult your surveyor, licensed engineer or attorney in addition to your realtor.
2. Are there any recycling centers, trash facilities, landfills or potentially environmentally sensitive situations (flood zone, wet lands, streams, pollution, earthquake area) near by?
3. Are the roads in the area heavily trafficked? How is the noise level (airplane, railroads, vehicular, industrial)? Remember noise levels can vary at different times of the day.
4. Are there any future developments planned in the area? (homes, schools, shopping centers, highways, etc.).
5. Is the lot easily accessible? Do you need to put in an access road?
6. Does the lot setting provide you with privacy, southern exposures, views, open expanse or whatever it is that you would most enjoy? List the positives and the negatives and award each with an importance rating from 1 to 5, with 1 being the least important and 5 the most. Compare.
7. What weather conditions can you expect through out the year? Go to www.pollen.com for current pollen conditions in the area.
8. Are there any pest or insect conditions natural to the area that could be a problem?
9. What are the taxes and/or assessments on the lot?
10. Will your deposit for the lot be refundable? Under what conditions?
11. Will the down payment be kept in an escrow account by your broker?
12. Is owner financing an option?

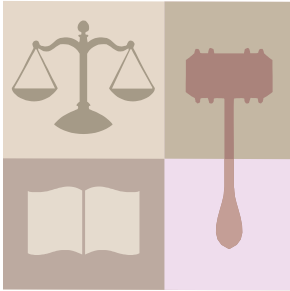


Will the lot size allow for your proposed new home or building?

“Are there any recycling centers, trash facilities, landfills or potentially environmentally sensitive situations?”

Zoning and Legal Restrictions

(Consult your Attorney, Surveyor and Licensed Engineer)



“Are there any covenants or liens or other judgments against the property?”

1. What is the zoning designation (residential, commercial, agricultural, etc.) for the lot?
2. Does the lot currently have any easements (the right or privilege someone has to access or use some portion of your property) or right of ways on it? Will you need any easements or a right of way, not only for access, but for full use and enjoyment of the property?
3. Are there any covenants or liens or other judgments against the property? Is the title free and clear? (This will also be established by a lender through its own title search, if you decide to buy and get a mortgage loan).
4. Is the lot subject to Eminent Domain (property can be seized for public good)?
5. Will you need to file for any easements to allow for road access and utilities?
6. Will you be required to pay for road and utility access?
7. Will the home you want to build be subject to set-back requirements?
8. Are there any minimum lot size (half acre, one acre, two acre etc.) requirements?
9. Are there restrictions on the height of the house?

Zoning and Legal Restrictions (continued)

10. Does the lot have any encroachment (unauthorized intrusion of a structure or trees, etc. within your property lines) issues?
11. Will the lot carry any environmental impact fees or costs?
12. Will you be required to provide and maintain sidewalks and curbing or an access road?
13. Will you need any zoning variances to be allowed to build? Will you need approvals from local, state and/or federal agencies?
14. Are there any restrictions for animals, recreational vehicles, motor homes, trailers, swimming pools (above ground and/or in ground) or anything not already covered?
15. If there is no public sewage available, will you need to have a soil perk test? What kind of sewage system will be required and at what cost?
16. Is the area prone to high levels of ground radon gases? Go to www.epa.gov/radon/zonemap.html.
17. If there is no public water available, how deep of a well will you need to reach water and at what costs?
18. How difficult will it be to excavate on the lot? Does the lot have rock deposits or under ground streams or a high water table?
19. Will the lot require fill (soil) removal or fill replacement?



“Will you be required to provide and maintain sidewalks and curbing or an access road?”



“What will be the tax assessments for the property (and future home)?”

Lot Value Indicators

(Consult your realtor, appraiser and account)

1. Is the lot suitable for construction?
2. What are the dollar values for comparable properties in the area?
3. What is the mean average price of the houses in the area? Will the house you build, including the lot, be above or below the mean average?
4. Are local property values currently increasing or decreasing? What are the one year and five year appreciation averages?
5. Is the area stable or growing?
6. Is the neighborhood safe? Is it prone to crime (drugs, assaults, burglaries, etc.)? Go to www.familywatchdog.com for names of any sexual predators living in the area.
7. What is the physical condition and appearance of the neighborhood (clean, well maintained, and pleasing to the eye.)?
8. Are the roads well maintained?
9. What is the prevailing level of income for the neighborhood?
10. What will be the tax assessments for the property (and future home)?
11. Is the property eligible for any tax rebates?

Other Lot Considerations

(consult your Surveyor, Licensed Engineer and Architect)

1. It is very important to have the lot re-surveyed and evaluated by your surveyor for any problems inherit to the lot before you buy. If possible be present and ask questions.
2. Did the surveying of the lot expose any differences from the original survey? What are they?
3. Are the lot corners physically denoted with metal rods or some other permanent fixture?
4. Have the lot inspected by your licensed engineer. If possible be present and ask questions.
5. Have the lot inspected by your architect if you are having your new home designed. If you already have building plans, you will might consider using an architect to examine those plans in relation to your lot and your life style.



“Have the lot inspected by your licensed engineer.”

This comprehensive questionnaire can be a very valuable tool for you to use to determine the viability of any lot you might be considering to buy. Whatever lot you should choose be certain that your decision is not based on emotion but rather on sound reasoning. Remember your emotions will change but facts do not!

Notes

