WORKSHEET 5

Land and Lot Evaluation Scorecard

One sheet per parcel. Score each item 0 (deal-breaker), 1 (concern), or 2 (good). Any 0 means stop and investigate before going further. See Chapter 7.

Parcel / address: _____ Asking price: _____

ITEM	0 / 1 / 2	NOTES AND SOURCE (WHO TOLD ME, WHEN)
Zoning allows my home type and size		
Legal, buildable lot		
Covenants / HOA / POA acceptable		
Clean title; no surprise easements or liens		
Legal access (public road or recorded easement)		
Road maintained year-round (who plows?)		
Electricity at or near property line (cost to extend: $_____)		
Water: city at line, or well feasible (est. $_____)		
Sewer at line, or passed perc test / septic feasible (est. $_____)		
Not in flood zone (or acceptable)		
No major slope, wetland, or wildfire concerns		
Internet / cell coverage		
Hospital / urgent care within _____ minutes		
Groceries and pharmacy within _____ minutes		
Near family / friends		
Neighbors talked to; nothing alarming		
Total (out of 32)		

Contingencies to include in my offer (check): ☐ Zoning / intended use in writing ☐ Perc test / septic ☐ Survey ☐ Title search and insurance ☐ Utility feasibility and cost