

# ***Property Purchase Checklist***

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## General Guidelines

### ***Set Clear Goals***

- ✓ Why are you searching for land?
- ✓ What are your desired uses of the property?
- ✓ What is your budget?

### ***Consider the influence of climate first***

- ✓ Check the plant hardiness zone.
- ✓ Check the extreme weather conditions.
- ✓ Find data about precipitation, wind and solar access through the year.

### ***Narrow down your search to a region***

- ✓ Make a largish circle of your favoured region based on your goals.
- ✓ Look at the towns that are within your circle and find out about more about the demographics and culture.
  - ✓ Check what kind of amenities these towns can offer and the availability of services.
  - ✓ Check out zoning and regulations of these towns.
- ✓ Decide on population centre/town you want to gravitate towards.
- ✓ Determine a radius for the furthest you're willing to live from its centre and start searching in that area.

## Site-Specific Guidelines

### ***Is the site safe from natural and manmade disasters?***

- ✓ Look at the neighbourhood, are there nuclear plants around, mining operations or toxic dumps?
- ✓ Analyse the prospective site for its 100-year flood potential and read up on past floods in the area.
- ✓ If the site is near the coast, think about the potential for tsunamis.
- ✓ Research about recent fires and look for the traces of recent burns on the vegetation.

### ***Water***

- ✓ Research about the size of the watershed.
- ✓ Look for water sources on the property.
- ✓ Look at reliability of those sources.
- ✓ Look at the potential for water harvest storage on the property.

### ***Slope and aspect***

- ✓ Check the slope gradient across the site.
- ✓ Look at the orientation of slopes.

### ***Access***

- ✓ What is the ease of access to the property and the distance from the main road to the house site?
- ✓ Is the existing access in the right spot?
- ✓ Consider accessibility of the utilities you desire.

