

## Home Buyer's Checklist

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The Hazardous Materials Inspection Report  
The Soils Report  
The Structural Engineer's Report  
The Home Inspection Report  
The Radon Inspection Report  
The Termite Inspection Report  
The Home Warranty Policy  
The Survey or ILC (Improvement Location Certificate)  
The Subdivision Plat Map  
The Floor Plan Drawings  
The Current Appraisal (within the last 3 months)  
The Current Well Inspection Reports (within the last 3 months)  
a. The Potability Report  
b. The Production Report  
c. The Recovery Rate Report  
d. The Well Permit  
e. The Well Log  
The Current Septic Inspection Reports (within the last 3 months)  
a. Evidence that septic tank has been pumped  
b. The Septic Inspection Report  
c. The Septic Permit  
Subdivision Covenants  
HOA Rules and Regulations  
Easements or Encroachments affecting the property  
Rights of Way affecting the property  
Building Permits for all improvements on the property  
Owner's list of all improvements done without building permits  
Owner's list of all non conforming uses of the property  
Flood Zone Information  
Zoning and Use Information  
Mining, Abandoned Mines and Subsidence Potential Information  
Legal proceedings which may affect the property  
a. Foreclosure Proceedings (current or anticipated)  
b. Tax Liens or Filings (current or anticipated)  
c. Lis Pendens (notice of legal actions to be filed)  
d. Lawsuits (current or anticipated)  
e. Bankruptcy (current or anticipated)  
f. Divorce Proceedings or Decrees (current or anticipated)  
g. Zoning or Use Changes affecting the property  
h. Other  
Encumbrances affecting the property

Loan Information (if assumption)

- a. Lender name, address and phone number
- b. Loan Number
- c. Loan Balance
- d. Loan Date, Rate, Term, Amount and Conditions

Monthly Utility Bills for Last 12 Months

- a. Electric
- b. Gas (propane, oil, etc.)
- c. Water

Owner's list of all energy features

The Home Energy Efficiency Rating Report

Home Owner Association information (name, address, and phone)

Owner's list of all major repairs or improvements (including date)

Owner's list of all Warranties which are still current

Information on neighborhood organizations/amenities

Information about area schools and churches

Access to private and public transportation

Megan's Law information

Synthetic Stucco (Exterior Insulation and Finishing System)

Any additional documentation owner has about home or property

List of the best features of the home, property and area

List of the worst features and how they would affect you

Anything else that might be of interest to you