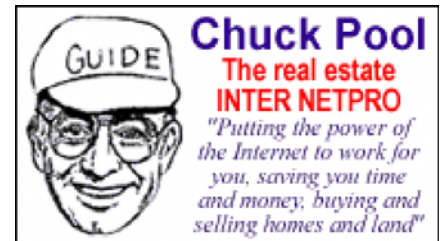


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13 Point Checklist for Purchasing Country Property

Buying country property can be a challenge, especially if it's your first time.

Here's a 13 point checklist to help you ensure you cover most of your bases.

1. Make sure you are working with a local, competent and experienced Realtor to help you establish that you are paying a reasonable price for the home you intend to purchase considering all factors; quality of custom home, land value, general area, etc.
2. How far out is property from major commute route, shopping and medical services?
3. Is road into property paved or gravel?
4. If buying land, how long will the driveway be to the pad for the home? (driveways are expensive)
5. Are there CC&RS (Covenants, Conditions and Restrictions) in the area? If not, what are the overall condition of the local area and the parcels of land (and homes) on each side of the home or land you wish to purchase?
6. Is there a local homeowner's association, road agreement, or bond issue and what are their costs?
7. Is the home on public water or on a well?
 - a. If it's a well:
 - i. What is the gallonage per minute?
 - ii. Make sure your Realtor has the seller provide a draw-down (How much is the well presently producing?) and
 - iii. A potability test (How pure is the water?).
 - iv. How old is the pump?
8. Is the sewage handled by a septic tank or public sewer system?
 - a. If a septic tank, have your Realtor ask seller to provide a septic tank inspection; and if necessary, have the tank pumped.

9. If purchasing land, make offer conditional upon water feasibility plus a percolation test to make sure the land is conducive for septic tank waste water usage.
10. Make sure seller provides that all property corners are marked either previously by a licensed surveyor or has a licensed surveyor. Mark corners before C.O.E. for your approval or reasonable disapproval.
11. Ask seller to have all wood stoves and fireplaces inspected for safety and professionally cleaned.
12. If there are out-buildings (such as a barn) make sure seller provides a pest report on those buildings also.
13. Also, make sure there is a deeded right-of-way to the property and no easements through the property.

This is not to be considered an all comprehensive list but should be of help when purchasing country property.