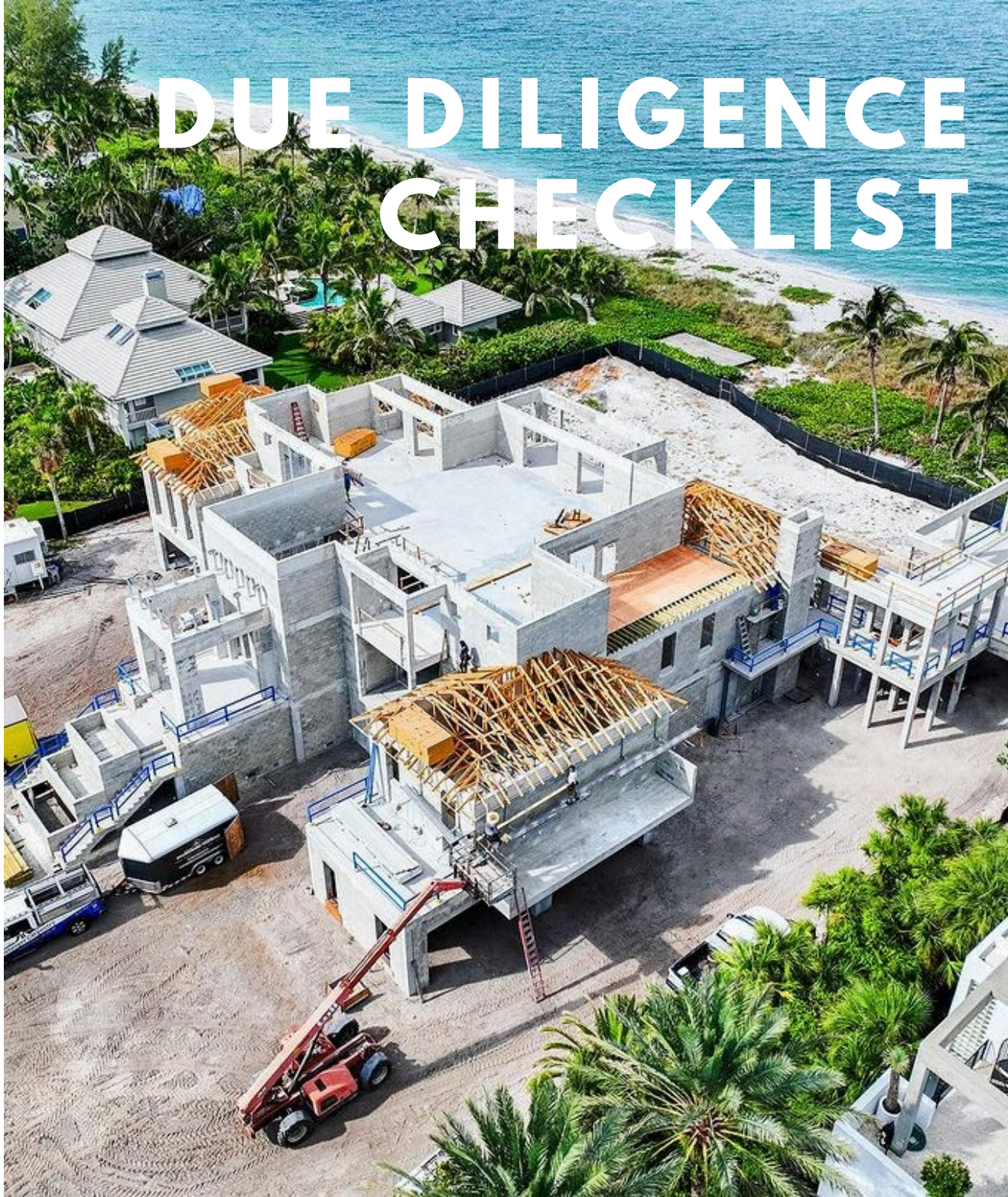


DUE DILIGENCE CHECKLIST

NEW CONSTRUCTION



You have found the right piece of property. Your offer has been accepted. The due diligence timeframe has begun. Now what?

The right approach during this time will create peace of mind and pave the way for a smooth project. Below is a general overview of the main components of due diligence. There are often properties where more than this is recommended, please feel free to call us to discuss your property and the right approach for successful due diligence. Put our 45 years of waterfront construction experience to work for you.



SURVEY WORK

This one is pretty much a given but we often see surveys done at purchase that lack information needed for design and construction. Survey requirements for closing are not the same as for design. As long as you are having the work performed, it is worthwhile to get all the information needed completed at one time. Also, it should go without saying, but a reputable surveyor is absolutely key. Don't hire a surveyor based on cost, hire them based on reputation. Your surveyor will be a key component of your project team throughout your build.

Make sure your survey includes the following:

- Boundary
- Seawall
- Mean high water line
- Coastal control lines if applicable
- Crown of road elevations
- Spot elevations on a twenty foot grid
- Existing vegetation
- Flood zone information
- Easements
- Encroachments
- Improvements
- Utilities
- Neighboring structures

SOILS BORINGS

Soils can have an impact on overall cost. They will in some cases dictate what type of foundation your home will require or what type of preparation your site will need prior to beginning construction. Your engineer and architect will need soils borings prior to designing the foundation, so if the seller will allow, it is best to get these done early in the process. We can help you understand what sample area locations are best for your particular property. On average architects and structural engineers request 3-4 samples.

SEAWALL ASSESSMENT

It is always a good idea to understand in what condition your seawall is in prior to purchase. If it needs repairs or replacement, the best time to have the work performed is while your new home is being designed. A reputable seawall contractor can give you a great idea of what condition your seawall is in and if it needs to be repaired or replaced, and what the costs will be.



CONCEPTUAL DESIGN

Time spent during due diligence can also be ample time for a conceptual design to help with your decision to move forward with the purchase, or even to get excited about your upcoming project and a good head start. Use it to make sure you can accomplish the things on your property you are hoping to accomplish. We are big believers in the value of exceptional architects. Good architecture will accentuate a property's pros while minimizing its cons. You'll be surprised what's discovered during this process and will gain a greater sense of confidence moving on to your project having gone through it during due diligence. We work with architects early in design to conduct feasibility studies, let us advocate for you to achieve the best design for your property.



WANT ASSISTANCE?

We are happy to assist you through your due diligence process and help answer any questions you may have specific to your property. We can also provide recommendations for surveyors, architects, geotechnical engineers, demolition contractors and seawall contractors. Please feel free to reach out us, it is simply our pleasure to share our knowledge and experience with you.



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