

Buying a Homestead

QUESTIONS TO ASK

- ☐ Do keys come with the home?
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- ☐ How often are there power outages?
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- ☐ What's the typical weather for the area?
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- ☐ What appliances, shelving, sheds, etc. are staying?
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- ☐ Where are the owners manuals for all major appliances?
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- ☐ What doesn't work and needs repair?
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- ☐ What, if any, structural damage has occurred with the home and out buildings?
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- ☐ Why are they selling?
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- ☐ What winterizing or summerizing needs to be done yearly?
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- ☐ How old are the roof, major appliances, etc.?
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- ☐ Where are the water filters, if any, and when were they last replaced?
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- ☐ Is an arborist needed to assess trees around the house?
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- ☐ Is a rodent inspector necessary?
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- ☐ When was the last time the septic tank was pumped?
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- ☐ If not on natural gas, is the propane tank owned or leased?
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- ☐ Will the sellers' realtor provide a professional home cleaning?
- ☐ What are the typical annual property taxes and monthly utility payments?
- ☐ What are the neighbors like?
- ☐ What internet options are available?
- ☐ Is the property located in a flood zone?
- ☐ What water rights, if any, are granted to the land?
- ☐ Has the property been involved in lawsuits?
- ☐ What mineral or oil rights exist on the property?
- ☐ What access roads are allowed on the property?
- ☐ If on well water, what's the depth of the well and how many gallons per minute are available?
- ☐ What's been sprayed on pasture land that will feed humans and livestock?
- ☐ What was planted in the pastures previously?
- ☐ What levels of production were gained from the pastures?
- ☐ Tons of hay? Amount of crops?
- ☐ Are there nut or fruit trees on the property?

NOTES: