

Vacant Land Due Diligence Checklist

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Southfield*

1. Pre Existing Due Diligence Materials
2. Title Work (primarily by other panelists)
3. Zoning discussion (primarily by other panelists)
4. Engineering Feasibility Report
5. Wetland Delineation
6. Flood Plain Delineation
7. Woodland Inventory
8. Geotechnical Soil Tests
9. Septic Perc Tests
10. Survey
 - A. Boundary
 - B. Easements
 - C. Topography
 - D. Utility Details
 - E. Tree Inventory
 - F. Flagged Wetlands
 - G. Flagged Flood Plains
 - H. Problem Soil Boring Location(s)
11. Environmental Phase I, et. seq.
12. Preliminary Site Plan/ Plat Design/Density Computation
13. Contractual Investigation Period
14. Termination Ownership of Due Diligence Work Product Issues