

## DEAL KILLER WORKSHEET by Neighborhood Evolution

**WARNING: Failure to investigate every deal killer listed below could result in significant financial and legal liability and may render the project impossible to complete.**



Before you buy anything, sign any contracts, hire an architect to draw up any plans, do your due diligence and explore each of these potential deal killers. Investigate each one and determine if it can be satisfied or if it makes the project legally, practically, or financially unfeasible. If you cannot solve them all, find another project. If you can solve them all, move forward.

<b>Date Completed</b>	<b>Deal Killer</b>
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| ----- | 1. Title - Does the property have a clean title?  |
| ----- | 2. Survey - Is there a survey available that shows legal description and boundaries?                            |
| ----- | 3. Utilities - Are utilities you need available to the property?  |
| ----- | 4. Zoning - Does the zoning allow your planned use?   |
| ----- | 5. Are there any ADA Accessibility Requirements?  |
| ----- | 6. Environmental Hazards - Asbestos, lead, ground contamination, underground tanks....?                         |
| ----- | 7. Building Code Requirements/Restrictions - Does the building meet code, can it be used for your intended use? |
| ----- | 8. Insurance - Can you get insurance for the project/property?  |
| ----- | 9. Financing - Do you have financing in place for the project?  |
| ----- | 10. Fire Code - Does the building require a fire sprinkler system?  |