

HOME INSPECTIONS & DUE DILIGENCE

Your Guide to Buying, Selling & Living in East Tennessee

A home may look perfect during a showing and still require additional investigation.

Depending on the property, buyers may want to investigate:

The Property

- Roof
- HVAC systems
- Plumbing
- Electrical
- Foundation
- Windows and doors
- Drainage
- Crawlspace or basement
- Septic system, if applicable
- Well water, if applicable

The Land

- Property boundaries
- Easements
- Access
- Restrictions
- Zoning
- Flood zones
- Drainage
- Development potential



HOME INSPECTIONS & DUE DILIGENCE

**Your Guide to Buying, Selling & Living
in East Tennessee**

The Community

- HOA fees
- HOA rules
- Architectural restrictions
- Amenity fees
- Road maintenance
- Community assessments
- Rental restrictions

Waterfront Property

Waterfront homes deserve additional due diligence. Buyers may need to investigate:

- Shoreline boundaries
- Dock rights
- Dock permits
- TVA requirements, where applicable
- Easements
- Riparian or waterfront rights
- Flood considerations
- Shoreline restrictions
- Boat access
- Maintenance responsibilities

Never assume that owning waterfront property automatically means you have unlimited rights to the water or shoreline.

The appropriate governmental agencies, HOA, title company and qualified professionals should be consulted regarding specific property rights and requirements.

