**Buyer due diligence**

**It is the buyers responsibility to conduct their own research during the due diligence period and verify the information provided of the seller.**

Check cell phone coverage at the property.

Drive the neighborhood weekday, weeknight, weekend.

Drive the commute time

Scout for mature trees and bushes, that will require attention.

Talk to neighbors

Check crime rate [www.crimerate.com](http://www.crimerate.com), address and zip code

Visit schools, understand local school choice [www.greatschools.com](http://www.greatschools.com)

Check with the school website or superintendents office on school district boundaries.

Check with the police station for nearby documented sex offenders

AND Massachusetts sex offenders registry

 <https://www.mass.gov/orgs/sex-offender-registry-board>

<http://www.mass.gov/eopss/agencies/sorb/>

Investigate type of government in the town or city.

Drive neighborhood and look for cell phone towers, power lines, empty lots, waste water plants, prisons, dumping, or former army base.

Search neighborhood information on line, local news, local government, community sites, and blogs.

Use [www.walkscore.com](http://www.walkscore.com)

Check nearby hazards including power lines, chemical facilities or noisy commercial buildings

Be aware of what could affect your health or resale value long term, and any planned developments in the area.

Check [www.leadsafe.com](http://www.leadsafe.com) , has this house been tested for lead paint?

Has there been any paranormal activity in the media? Google.

Can the seller request a loss report for the last 5 years from the insurance company?

Search Google Earth and look for anything obvious, or out of the ordinary, in the immediate area.

Know how your Town Offices serve you.

Building Department to see if all permits are fully executed and signed off

If home was built prior to 1978, was the contractor RPR certified (Renovate Right Repair Law)

Ask for a list of RPR certified contractors, for any further remediation, even if replacing windows. Ask what home owners can do to their own home, without a permit.

Zoning Department to understand zoning restrictions.

Assessors Department Is field card accurate? Is there a plot plan of land with dimensions? Check out abutting neighbors.

Treasurer’s Office Are taxes current?

Health Department to review town water, well or septic plans. When were they installed?

Conservation Department to see if there are wetlands on the property. Anything else you need to know?

Ask about trash, recycling, bulk item removal and any town services you are required to purchase.

\*\*\*I recommend several flat fee attorneys and encourage you to seek legal counsel early with questions and to reduce road blocks to get to closing. If you are buying a condo, have your attorney read the documents and explain them to you in plain English before you approve them.

\*\*\*It is the BUYERS job to stay on their mortgage process and SEND them every piece of paper when requested. WHEN they want it! This may impact your work day. AND follow up to make sure it is in process!

**Visit neighborhood statistics websites**

There are several websites devoted to reporting neighborhood crime rates.  Because some police departments don’t report offenses to these sites you may not find everything, but they’re still great resources for finding crime rates by zip code:

[CrimeReports.com](http://www.crimereports.com/) provides a comparison tool for crime statistics by zip code that includes recent crime data for the area. This site also populates a map that shows where the incidents occurred.

[FamilyWatchdog.us](http://www.familywatchdog.us/) combines information from state sex offender registries to provide information on registered sex offenders in each town.  For added security, sign up for alerts from the site to be notified of new sex offenders moving into the community.

[MyLocalCrime.com](http://www.mylocalcrime.com/)  outlines neighborhood crime rates sorted into region or by the date, time and type of crime, with the option to plot incidents on a map for easier viewing.

[City-data.com](http://www.city-data.com/) provides neighborhood statistics, including details like home sales, median income and more.