



INVITA HOMES, LLC

DRIVEN BY INTEGRITY

Organize and assess key details about your property to make informed decisions during the home-building process

Property Discovery Worksheet

How to Use This Worksheet:

1. Use this worksheet during your initial property review or with a surveyor.
2. Bring a completed version to planning and zoning meetings or share it with your builder.
3. Update it as new information about the property becomes available.

1. General Property Information

Record basic details about your lot.

- **Property Address:** _____
- **Lot Size (Acres or Square Feet):** _____
- **Zoning Type (e.g., Residential, Agricultural):** _____
- **Subdivision Name (if applicable):** _____
- **Survey Date:** _____

2. Property Boundaries and Features

Document the layout and unique characteristics of your lot.

- **Property Boundaries Marked? (Yes/No):** _____
- **Easements or Setbacks Noted? (Yes/No):** _____
 - If yes, describe: _____
- **Natural Features (e.g., trees, hills, water):**

- **Preferred Home Placement on Lot (Front, Center, Rear):** _____

- Reason for choice: _____

3. Utility Access and Infrastructure

Evaluate current and required utility connections.

- **Water Access Available?** (Yes/No): _____
 - If no, plan for well installation? (Yes/No): _____
- **Sewer or Septic System?** _____
 - If septic, estimated cost: _____
- **Electricity Access?** (Yes/No): _____
- **Internet and Gas Services Available?** (Yes/No): _____
 - Notes: _____

4. Environmental and Soil Considerations

Understand the physical and regulatory constraints of your property.

- **Lot Topography (Flat, Sloped, etc.):** _____
- **Drainage Patterns or Flood Zones Present?** (Yes/No): _____
 - If yes, mitigation plans: _____
- **Soil Tested?** (Yes/No): _____
 - If yes, results: _____
- **Protected or Conserved Areas Nearby?** (Yes/No): _____
 - Notes: _____

5. Additional Notes or Concerns

Space for any other observations or questions you want to address.
