

# Feasibility Tips Sheet



The idea of buying property and building a custom home can be stressful but knowing the ins and outs of your property before you purchase it can save you a lot of time and stress. We recommend you request a 30 day feasibility to allow you time to research your land. While we don't do feasibility studies we are here to help!

1. Prior to even making a P&S on a piece of land you can do a lot of research right from your computer via the local building department and assessor treasurer. You can check for unpaid taxes, liens, easements, wetlands, aquifers, permits etc.

For Pierce County [www.co.pierce.wa.us](http://www.co.pierce.wa.us) --> Community services--> Property Information

For Pierce County Health (Septic As Built): [www.TPCHD.org](http://www.TPCHD.org) --> Records and Permits --> Septic Systems

2. Get a copy of the Title report & From 17 (your agent can help you get these)
3. Go to the building dept.-- Let them know your buying raw land and are gathering information
  - a. Will I need a driveway approach or drywell system?
  - b. What will be my fire requirements (bring approx. house sq ft & driveway length)
  - c. What are my setbacks? Front, back & sides (any easements?)
  - d. Do I need wetlands, fish & wildlife studies completed? // Are there clearing restrictions?
4. Call each utility company (don't rely on it being at the property)
  - a. Water (hook up fees water meter, water share costs) Well: Richardsons Well Drilling 253.537.7332
  - b. Power (hook up fees, pole, transformer)
  - c. Gas (Is it available & what are the fees)
  - d. Sewer/Septic (Pete Cook Septic Design 253.380.7273)
5. Talk with a lender regarding custom home loans. (Joni Cross @ Washington Federal 253.840.3493)
6. Plans: [www.Landmarkplans.com](http://www.Landmarkplans.com) (Sumner, WA) or bring your own!
7. Meet with Candice at Great NW Homes! We can help starting you off with a rough estimate as well as do a full home cost on your property with your plans & Specs.

We are looking forward to working with you!

[www.GreatNorthwestHomes.com](http://www.GreatNorthwestHomes.com)

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