



## Feasibility Tips

We know 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. Research from home via the local building department & assessor treasurer  
For Pierce County [www.pierce.wa.us](http://www.pierce.wa.us) | Community Services | Property Information  
For Pierce County Health Dept (Septic As Builds) [www.TPCHD.org](http://www.TPCHD.org)
2. Get a copy of the Title report & Form 17 (your agent can help you get these)
3. Go down to the local building department | Let them know you are buying raw land and gathering information
  - a. Will you need a driveway approach?
  - b. Will you need an erosion plan/drywell system? | Larson & Associates 253.474.3404
  - c. What will your fire requirements be? | Have an idea of house size & driveway length
  - d. Do you need wetlands, fish & wildlife studies completed? | Are there clearing restrictions?
  - e. What are my setbacks? (Front, sides, rear) | Are there any easements?
4. Call each utility company (don't rely on it being "at the property")
  - a. Water (hook up fees, water share costs, time frame) | Richardson's Well Drilling 253.537.7332
  - b. Power (hook up fees, underground, time frame, will they run line)
  - c. Gas (is it available, any fees)
  - d. Sewer/Septic | Pete Cook Septic Design 253.380.7273
5. Talk with a lender regarding the custom home loan options | Budget | Timeframe | Down payment
6. Plans (We can build any plan you bring to us or help you get one)  
[Landmarkplans.com](http://Landmarkplans.com) (Sumner, WA) | [PugetSoundHomeDesign@gmail.com](mailto:PugetSoundHomeDesign@gmail.com) |  
[Homeplansnw.com](http://Homeplansnw.com)
7. Meet with Candice at Great NW Homes! I can help by starting you with a rough estimate as well as a do a full home cost on your property with your plans and specs.

I look forward to working with you! Don't hesitate to call or email with questions!

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