

Check List to Discover

Undisclosed Impediments or Conditions that Could be Problematic

The Standing Committee will expect answers to all of the questions named below before they approve of a plan to buy or accept as a gift any new property.

Title

- Have you seen a copy of the current title policy and a list of all owners?
- Do they all agree to the sale/gift?
- Are there any liens on the property?
- Are there any restrictive covenants on the title?
- Are there any wills or court orders that affect the transfer of title or use of the property?
- Is the property currently in probate or subject to any other legal proceeding?

Zoning

- What is the zoning of the surrounding properties a 1/2 mile to a mile in all directions?
- What is the planned unit development status of this property according to the local Plan Commission?
- Is the land use of the surrounding properties actual and legal?
- What jurisdiction controls the land use and zoning of this property?

Utilities

- Has the surrounding community experienced any problems with utilities?
- Are there plans for utility upgrades that the owner of the property might have to pay for?
- Water Storm Sewer
- Electric Utility Easements
- Sewer

Flood Plain

- Current Status: In, or Out
- How close is the property to the nearest flood plain?
 - Is there any evidence of drainage problems on the property, i.e., water marks on basement walls or on exterior walls?

Is the Land Vacant or Improved?

- Condition of improvements, if any of the current buildings are to be used.
- Do you plan to demolish any of the existing structures?
- Do they contain environmentally dangerous materials that will require special demolition and removal?
- Are there any underground tanks containing environmentally dangerous materials that will have to be removed?

Tax Status

- Are real estate taxes up to date?
- Are there tax liens on the property?
- Is there any evidence that the local taxing authority will resist moving this property to non-tax status or refuse to move the property to non-tax status?

Easements and Environmental Issues

- Are there any current easements?
- Are there plans for future easements?
- What is the proximity to major power transmission lines, towers or cell towers?
- What is the proximity to major rail lines?
- What is the proximity to businesses handling or producing materials that are environmental toxins/health hazards?

Professional Counsel

- Have you consulted with a real estate attorney?
- Have you consulted with a General contractor experienced in church construction and rehabilitation?
- Has an Appraisal or Market survey of comparable properties been done?
If so, how was the property valued? _____
- Has a formal environmental survey been completed?
If so, please attach it.
- Have you consulted with Church Insurance Company to determine the cost of adding the property to your policy and do you have a plan for paying for the insurance?

Property Check List for _____
(name of church)

regarding _____
(address of property)

Completed by

_____ name and position

_____ name and position

_____ name and position

Date _____