

Alabama is a “Buyer Beware” state, and all buyers should satisfy themselves to the condition of a property before making an offer to purchase. This form is intended to be a suggested list of questions for prospective buyers to ask, and is not intended to replace professional inspections by a qualified professional. This form is for informational purposes only, and should not be relied upon solely when analyzing a property.



## **24 Buyer Due Diligence Questions (Alabama)**

### **Deal Breaker Questions**

- ☐ Can the owners convey **Clear Title** in the form of a General Warranty Deed as evidenced by an Owner's Title Insurance Policy?
- ☐ Is there **Legal** (deeded) **Access** to the property?
- ☐ Are there any adverse claims, lis pendens, judgements, or liens against the property that cannot be cleared up?
- ☐ Are there any **Health** or **Safety** issues related to structures or the property?
- ☐ Are there any **Latent Defects** with structures or the property?
- ☐ Is the property in an area designated as a **FEMA Floodplain**?
- ☐ Are there any **Environmental Hazards** with structures or property?

### **Possible Deal Breaker Questions** (depending on the buyer's intended use)

- ☐ Do the **Mineral Rights** convey with the sale?
- ☐ Are there **Covenants and Restrictions** on the property?
- ☐ What is the current **Zoning** of the property?
- ☐ Will all **Standing Timber** convey with the sale?

### **Point of Information Questions**

- ☐ Is there a current **Survey**?
- ☐ Have the property **Boundaries** been **Marked**?
- ☐ What are the **soil types**? What is the **Site Index** for growing timber?
- ☐ Is the property on a **Well** or **County/City** water? If on a well, have there been any issues with water quantity or quality?
- ☐ If a property has a house, are there any known issues with the roof, foundation, septic system, appliances, electrical service, fireplace, furnace, air conditioning units, leaks, flooding, mold, mildew, pests, or other issues a reasonable person would find concerning?
- ☐ Is there a current **Appraisal** on the property? Will you share that information?
- ☐ Is there a current **Timber Cruise** on the property?
- ☐ Is there a current **Home Inspection**?
- ☐ What are the **Annual Taxes**? Are there other fees, dues, taxes, or costs associated with owning this property?
- ☐ Are there other people who have a legal access to cross the property?
- ☐ If there are ponds, lakes, or other water impoundments do they leak or have structural problems?
- ☐ Why are the owners selling the property?
- ☐ Is there anything you can tell me about the property that you would want to know if you were buying it?