BEFORE THE OFFER

Know the land before you buy it.

Document the answer to each question, including findings that need follow-up. This is a research aid; completion does not certify a parcel or replace professional review.

01 Parcel & purpose

- ☐ Record the county, APN, legal description and listing link.
- ☐ Describe the intended home type, use and occupancy duration.
- ☐ Identify the governing city, county, planning area and overlays.
- ☐ Obtain a written answer on the proposed use and approval process.

02 Access & ownership

- ☐ Obtain the deed, preliminary title report and recorded restrictions.
- ☐ Have recorded legal access and easement scope reviewed.
- ☐ Visit the entire access route; verify maintenance and seasonal conditions.
- ☐ Investigate boundaries, survey needs, reserved rights and public-land crossings.

03 Water & wastewater

- ☐ Confirm the basin, public-service availability and current well rules.
- ☐ Verify rights, dedication or relinquishment where applicable.
- ☐ Review existing-well records, performance and laboratory testing.
- ☐ Obtain residential wastewater feasibility and a coordinated site layout.

SOURCE CHECK: NOVEMBER 6, 2026

BUILD THE WHOLE PICTURE

The project beyond the land.

Use current, site-specific quotes and agency responses. Keep unknown costs visible and review the evidence before contract deadlines.

04 Build & operate

- ☐ Confirm dwelling classification, foundation and occupancy requirements.
- ☐ Review permits, final inspections and existing improvements.
- ☐ Price power, backup, access, grading, water, septic and installed dwelling.
- ☐ Test communications and confirm deliveries and emergency access.

05 Money & decision

- ☐ Confirm lender acceptance of this exact property and project.
- ☐ Obtain an insurance proposal with relevant exclusions and deductibles.
- ☐ Complete upfront and ongoing budgets; identify unpriced items.
- ☐ Track contract contingencies, agency answers and decision deadlines.

Build your property file

- Deed, legal description, recorded map and preliminary title report
- Recorded access easements, restrictions, CC&Rs and road agreements
- Well log, water records, dedication/relinquishment and test results
- Septic permit, as-built layout, final approval and maintenance records
- Building permits, final inspections and approval for intended occupancy
- System warranties, service records, leases and finance obligations

Keep a dated record of who confirmed each answer and what remains unresolved.

TAKE IT TO THE SITE VISIT

Your parcel. Your questions.

Bring this sheet to agency conversations, professional reviews and your next real estate discussion. Avoid including sensitive financial or identity records.

COUNTY / JURISDICTION

APN / LEGAL DESCRIPTION

LISTING OR PROPERTY REFERENCE

INTENDED USE / STRUCTURE / OCCUPANCY

BUDGET RANGE / TIMING

Unanswered questions & next actions

Start with official sources

Nevada domestic wells [open source]

Pahrump Basin requirements [open source]

Residential wastewater authority [open source]

Full source register and county notes [open source]

Rules vary by parcel and can change. Confirm current requirements with the controlling authority. Educational guidance does not create an agency relationship.