

Buyer's Due Diligence Guide

Your Checklist for a Confident Home Purchase

During Due Diligence:

In Georgia, buyers have the opportunity to carefully review and inspect the property. This time allows you to confirm that the home — and the surrounding area — meet your expectations before moving forward with the purchase.

If any concerns arise, buyers may choose to move forward, request repairs or concessions or terminate the contract — as long as it's done before the due diligence deadline outlined in the Purchase and Sale Agreement.

Understanding Repair Requests:

The due diligence period gives you the chance to identify and address issues found during inspections. It's important to approach repairs with reasonable expectations:

- Appropriate requests include repairs for items that are unsafe, not functioning properly or not up to code.
- Normal wear and tear — such as an older but working furnace, roof or appliance — typically doesn't qualify for replacement.
- Your agent can help you prioritize which items to address and guide you through the negotiation process.

Key Areas to Review

PROPERTY CONDITION

- ☐ Schedule a professional home inspection (structure, systems, roof, foundation, etc.)
- ☐ Consider a roof inspection if the roof is over 10 years old
- ☐ Consider testing for radon, mold, pests or termites
- ☐ Review HVAC, plumbing and electrical systems

NEIGHBORHOOD FACTORS

- ☐ Visit the area at different times (day/night/weekend)
- ☐ Check access to utilities, transportation and services
- ☐ Be aware of traffic patterns, noise or odors

PROPERTY DETAILS

- ☐ Review HOA rules, fees and financials (if applicable)
- ☐ Verify school district and local zoning
- ☐ Review flood zone status and insurance requirements
- ☐ Confirm property boundaries with a recent survey
- ☐ Research planned developments or nearby construction

LEGAL & FINANCIAL

- ☐ Review seller disclosures and property taxes
- ☐ Confirm ownership records and public data
- ☐ Check utility providers and estimate monthly costs
- ☐ Verify insurance eligibility and coverage options

PRO TIP!
Keep detailed notes and stay in communication with your real estate agent throughout this process. They can help interpret inspection results, advise on repair requests and ensure deadlines are met.

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