# Due Diligence Roadmap

A thorough due diligence process can help you minimize risks and make your global real estate transaction smooth and successful. These requirements may vary country-to-country, so be sure to check in with your CIPS real estate agent for their global and local expertise.



## Comprehensive Property Inspection

- Structural integrity (foundation, roof, walls)
- Plumbing, electrical, and HVAC systems
- Condition of interiors and exteriors
- Grounds, gardens, utilities, and any outbuildings
- Inspect for pests, mold, or wood-destroying insects on countertops and fixtures

## Title and Legal Verification

- Legal ownership of the property
- Absence of liens, encumbrances, or easements
- No pending litigation or disputes
- Review rules or restrictions of Homeowners' Associations

## Environmental and Zoning Compliance

- Check for contamination or hazardous materials
- Compliance with environmental regulations
- Verify local zoning laws and land use

## Financial Review

- Profit and loss statements
- Operating expenses including maintenance, utilities, management fees
- Property tax history and insurance liabilities

## Documentation and Compliance

- Purchase agreements, loan documents, tax records, insurance records
- Service contracts and warranties
- Proof of compliance with local, state, and federal regulations

## Location Analysis

- Comparable property sales and market trends
- Neighborhood infrastructure, school data, and future development plans
- Local economic and demographic data

**Protect your investment—follow the due diligence roadmap.**


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