

Before you buy a Utah luxury-home lot

A property-specific due-diligence checklist for access, utilities, buildability, site work and design fit.

Review documents and constraints

Collect the current title information, recorded plat, survey where appropriate, restrictions and utility information. Have the responsible professionals confirm easements, setbacks, access and requirements. A listing description or informal statement is not a substitute for verification. Keep the source and date of each answer so later design work can rely on the same information.

Investigate site-work exposure

Ask what information exists about topography, drainage, soils, rock, retaining and utility connections. Determine whether additional investigation is appropriate before committing to the land. Separate the cost of making the site usable from the construction of the house. An inexpensive parcel can demand substantial site work; the meaningful comparison is the total project fit.

Test the home you actually want

Identify the approximate home footprint, garage arrangement, driveway, outdoor rooms and privacy needs. Test these against the verified envelope and terrain with your project team. Where possible, visit at different times of day to evaluate light, noise and activity. A beautiful view does not answer how the family will arrive, live and entertain on the property.

Define the next decision

Prepare a short list of confirmed facts, unresolved risks, additional investigation and design compromises. Ask what would cause you to reconsider the purchase or change the home brief. Coordinate any purchase deadlines with your real-estate and legal advisors. DZYN can participate in a planning conversation; professional findings and transaction terms must be established for the individual property.

Your working notes

Use this worksheet with your household and project team. Record sources, assumptions and open questions. These prompts do not establish pricing, feasibility or contract terms.

ITEM	CONFIRMED FACT / SOURCE / NEXT ACTION
Parcel and title	
Survey / plat	
Recorded restrictions	
Easements and envelope	
Access / driveway	
Utilities	
Drainage	
Topography	
Soils / specialist review	
Site-work allowance	
Views and privacy	
Unresolved risks	

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