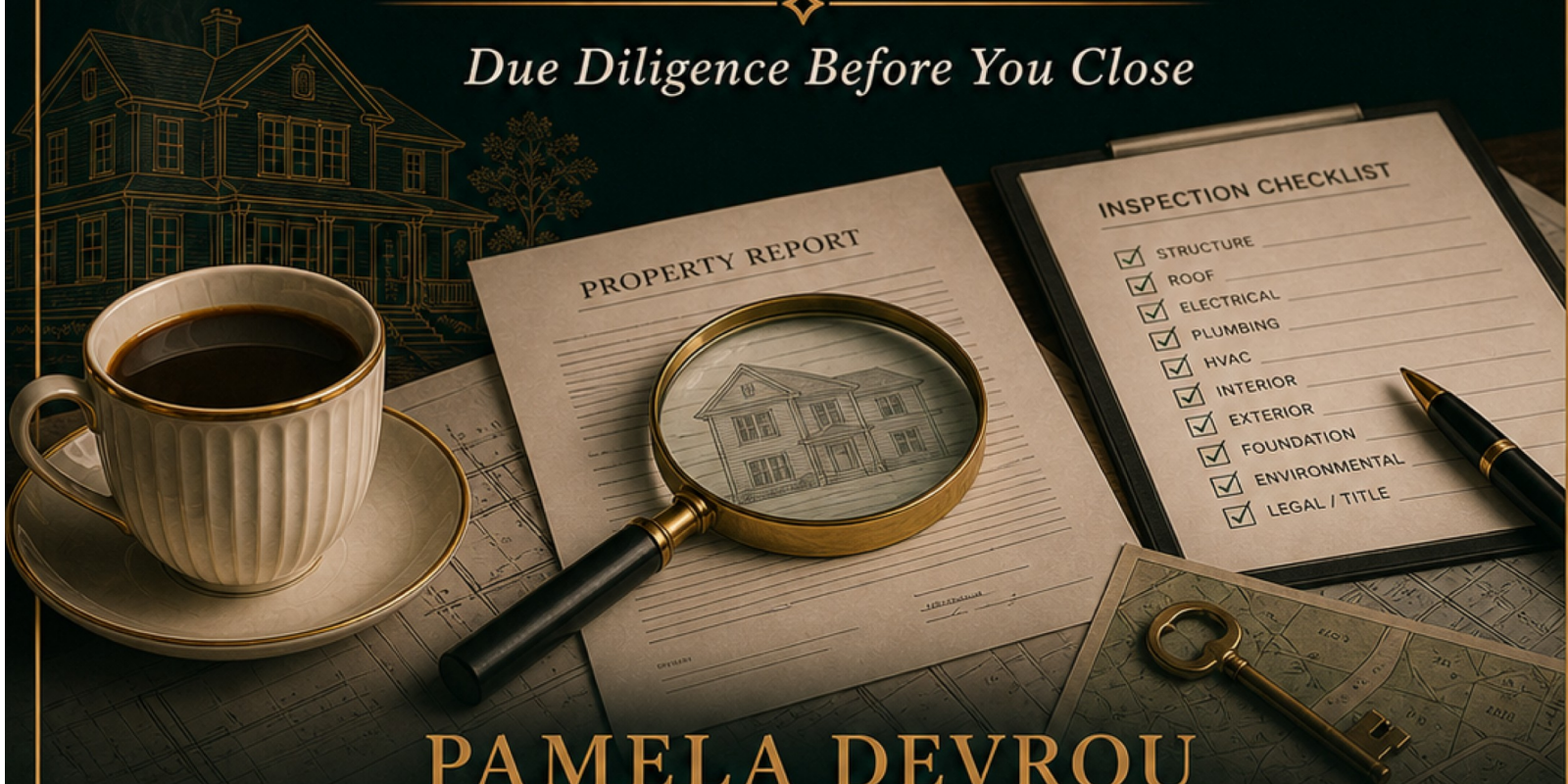


THE DEVROU REALTY FIELD GUIDE™

LESSON 6

DON'T BUY UNTIL YOU CHECK THESE 10 THINGS

Due Diligence Before You Close



PAMELA DEVROU

REAL ESTATE • INVESTMENTS • CONSULTING

QUICK SCREEN

Investors: Check These 10 Things Before You Buy

Use this quick screen before a property, deadline, or potential profit makes the decision feel urgent.

The Big Idea: *Good investors don't assume. They verify.*

This is a first-pass risk screen—not a complete approval process. Mark an item only when you know who will verify it and what evidence you need.

CHECK	STATUS	FIRST QUESTION TO ASK
1. Title	☐	Who owns it, and are there liens, taxes, or judgments?
2. Boundaries	☐	Could a survey, easement, or access issue limit the plan?
3. Condition	☐	Which professional must inspect the largest physical risk?
4. Permits	☐	Was prior work permitted—and what may require correction?
5. Zoning	☐	Is the intended use or improvement actually allowed?
6. Restrictions	☐	Could HOA or municipal rules delay or block the plan?
7. Numbers	☐	What changes after verified repair costs and timeline?
8. Financing	☐	Do the cash, terms, draws, and reserves support the project?
9. Contingency	☐	What reserve protects the renovation and the investor?
10. Walk-away point	☐	Which finding would make this deal no longer fit?

Quick-screen result: ☐ KEEP INVESTIGATING ☐ VERIFY FIRST ☐ WALK AWAY

NEXT STEP

A Quick Screen Finds the Questions. Due Diligence Finds the Answers.

A property can pass a first look and still fail after title work, inspections, zoning confirmation, lender terms, revised numbers, and reserve planning. Before moving forward, identify what is still assumed.

The purpose of due diligence is not to convince yourself to buy. It is to discover whether you can safely buy—and when you should walk away.

Your Three Most Important Unanswered Questions

1. _____

Evidence needed: _____ Who will verify it: _____

2. _____

Evidence needed: _____ Who will verify it: _____

3. _____

Evidence needed: _____ Who will verify it: _____

What the Complete Lesson 6 Workbook Adds

- Title, ownership, boundary, easement, permit, zoning, and restriction worksheets
- Professional inspection and repair-cost tracking
- Revised deal math after inspections
- Financing comparison and written term verification
- Contingency and liquidity-reserve planning
- Prewritten walk-away standards and a master decision summary

The complete DeVrou Realty Field Guide™ is included in Pamela's investor class, where the first six foundation lessons become one repeatable property-decision system.

Learn more at PamelaDeVrou.com

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