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Continuing Education Course #269
An Introduction to Due Diligence Reports
for Development Projects

1. True or False: Due Diligence Reports will vary depending on the needs of the Client and the type of development being evaluated.
 - a. True
 - b. False
2. Due Diligence services are best provided by _____.
 - a. Attorneys
 - b. Developers
 - c. Engineers and architects
 - d. None of the above
3. As with any new project, a consultant should never start a Due Diligence project without _____.
 - a. A signed contract
 - b. The specific services being included in a contract
 - c. The Due Diligence delivery date
 - d. All of the above
4. True or False: The consultant should limit the Due Diligence Report liability to the Client that is paying for the service.
 - a. True
 - b. False
5. True or False: The Due Diligence sub-consultants should prepare their proposals for the Client's signature.
 - a. True
 - b. False
6. You should always record the _____ when making an inspection of the project site.
 - a. Date
 - b. Time
 - c. Weather conditions
 - d. All of the above
7. Some of the things one should note during the field inspection of the project are _____.
 - a. Vegetation
 - b. Utilities
 - c. Drainage
 - d. A and C
 - e. A, B, and C

8. If public hearings are required for a development review process you should determine _____.
- a. How many public hearings are required
 - b. How often the hearings occur
 - c. Who must attend the hearings
 - d. All of the above
9. True or False: The Planning Department can tell you if the proposed project will be approved.
- a. True
 - b. False
10. True or False: Previous rezoning attempts are irrelevant for a Due Diligence Report.
- a. True
 - b. False
11. Vertical construction may have restrictions placed on them for _____.
- a. Height
 - b. Shadows
 - c. Obstructions to views
 - d. All of the above
12. Most communities have implemented mandatory landscaping requirements for _____.
- a. Trees
 - b. Vegetative species
 - c. Vegetative coverage
 - d. All of the above
13. True or False: Many non-residential developments are required to have enclosures around the garbage dumpsters serving the facilities.
- a. True
 - b. False
14. In an effort to control “signage pollution”, many communities have implemented signage codes to regulate their construction that include all of the below except _____.
- a. The number of signs
 - b. The signage size
 - c. The signage shape
 - d. Signs with electronic message boards
15. Proposed codes or code changes are easily missed since _____.
- a. The codes are approved but haven’t taken effect yet
 - b. The code changes are only being discussed
 - c. The proposed codes changes haven’t been written yet
 - d. All of the above
16. True or False: An analysis of historic preservation may require contacting the State’s Historic Preservation agency to obtain a copy of archaeological possibilities or known/suspected archaeological sites or cemeteries on a site.
- a. True
 - b. False
17. True or False: If there are environmental concerns, it may be necessary to obtain proposals from environmental firms for the necessary site analysis.

- a. True
- b. False

18. True or False: You need to determine if there are any stormwater requirements that will limit the Client's proposed development.

- a. True
- b. False

19. Of the items listed below, which would NOT be expected in the soils report of the project site?

- a. The density of the testing on the site
- b. Depths of the testing
- c. Arsenic testing
- d. Construction recommendations

20. An ALTA survey should include all below except _____.

- a. The names of the survey crew that conducted the survey
- b. The completion date
- c. The type of survey
- d. The boundary survey with easements

21. True or False: Fire protection is another issue that may have dire consequences if sufficient water line sizes and flows aren't readily available to provide the required protection.

- a. True
- b. False

22. Besides the utility construction costs and availability issues, another consideration are the _____?

- a. Attorney fees
- b. Maintenance fees
- c. Utility connection fees
- d. Regulatory requirements

23. True or False: The access to the project site is a critical issue and varies significantly by the type of development and the location.

- a. True
- b. False

24. True or False: The consultant can authorize additional research services and fees if additional issues arise during the Due Diligence research.

- a. True
- b. False

25. If requested by the Client, a preliminary project budget should be produced _____ the Due Diligence Report is completed.

- a. Before
- b. During
- c. After

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