

SYSTEMS AND SERVICE REALITY

Utilities, Roads & Internet Property Checklist

A field sheet for checking the exact-address service picture: water and sewer availability, private systems, internet, road approach, deliveries, contractor access, and backup plans.



Scan for current live guidance

A checked box means you asked, looked, or verified a source. It does not guarantee utility service, broadband performance, road condition, or future availability.

PROPERTY RECORD

PROPERTY ADDRESS / PARCEL

VISIT / CALL DATE

Start with exact-property checks

- ☐ City water availability checked for the exact address / parcel
- ☐ City sewer availability checked for the exact address / parcel
- ☐ Existing private well / septic presence and records asked about
- ☐ Electric service / meter situation observed or confirmed

Daily-service questions

- ☐ Internet availability checked by exact address
- ☐ Road approach driven in person
- ☐ Mail / package delivery location observed
- ☐ Contractor / service-vehicle access considered

WHAT IS STILL UNKNOWN?

Live handoff: tropicaireblvd.com/utilities-and-infrastructure/

Return to the live page for current City, road/drainage and broadband verification handoffs.



STEP 1

Water, sewer and private-system verification

Separate what exists today from what a map, listing, seller, or neighborhood assumption suggests.

City utility availability

- ☐ Used the City water/sewer availability workflow for this property
- ☐ Recorded the date and exact address / parcel searched
- ☐ If service is shown nearby, asked whether connection is actually available to this parcel
- ☐ Connection scope / timing / fees left for current City confirmation

Existing private systems

- ☐ Well presence and approximate location noted
- ☐ Septic tank / drainfield presence and location noted
- ☐ Records / service / inspection history requested
- ☐ Future improvement conflicts flagged for qualified review

RECORD WHAT THE SOURCE ACTUALLY SAID

ITEM	SOURCE / PERSON	DATE	RESULT / NEXT QUESTION
City water			
City sewer			
Well			
Septic			
Electric / other			

Useful current handoff: the City of North Port provides a property-specific water and sewer availability lookup. Treat the lookup as a verification step, not a promise about connection cost, timing, system condition, or future service.

Official owner page: [North Port Utilities - Common Questions](#)

STEP 2

Internet, signal and backup-plan test

For remote work and high-use households, provider availability is only the first question. Test the setup you would actually depend on.

Exact-address broadband check

- ☐ Entered the exact address in the FCC National Broadband Map
- ☐ Recorded which providers report serving the location
- ☐ Recorded technology types and reported maximum advertised speeds
- ☐ Checked directly with the provider before relying on installation availability
- ☐ Asked about install timing, equipment, trenching / line-extension needs, or other site-specific work

Use-case test

- ☐ Video calls / work VPN
- ☐ Large uploads / cloud backup
- ☐ Streaming / gaming
- ☐ Smart-home / cameras
- ☐ Outbuilding / detached-office coverage

Backup plan

- ☐ Cell signal tested where work will happen
- ☐ Hotspot / secondary provider considered
- ☐ Power-outage impact considered
- ☐ Critical work fallback documented

PROVIDER / TEST NOTES

PROVIDER / TECHNOLOGY	WHAT IS REPORTED?	WHAT DID PROVIDER CONFIRM?

The FCC map displays availability reported by providers and supports challenges when the map appears inaccurate. It is a strong starting point, not a guarantee of real-world performance or installation timing.

Official resource: FCC National Broadband Map

STEP 3

Road, access and service-logistics check

The property approach affects ordinary ownership: deliveries, guests, contractors, storm recovery, and whether daily access still feels comfortable after the tour.

Drive the full approach

- ☐ Road surface / shoulder observed rather than assumed
- ☐ Swales, culverts and drainage edges noted
- ☐ Driveway entrance visibility / turning space considered
- ☐ Visit after rain considered if drainage is a concern
- ☐ Nighttime lighting / visibility considered

Service access

- ☐ Mail / package location works for household
- ☐ Trash / service logistics understood
- ☐ Large delivery / moving-truck access considered
- ☐ Well / septic / tree / equipment service access considered
- ☐ Gate, turnaround or long-driveway issues noted

FINAL VERIFICATION LOG

QUESTION / CONCERN	WHO OR WHAT WILL VERIFY IT?	RESULT / DATE
Utility availability		
Broadband installation		
Road / drainage concern		
Delivery / contractor access		
Backup / outage plan		

North Port's Road and Drainage District maintains current road/drainage service and district information. Use current City resources for maintenance/reporting context; do not infer a specific road condition from this worksheet.

Official owner page: [North Port Road and Drainage District](#)

Live handoff: tropicaireblvd.com/utilities-and-infrastructure/
Use the live guide for current owner-page links and exact-property follow-up.

