

WHY SPEND THE MONEY ON A SURVEY?



House location surveys show your property lines, and where items like sheds, pools, patios and most importantly, your house, are located within those property lines.



Important reasons to obtain a house location survey:

- To determine if a problem exists so the seller can be required to correct the issue and you don't purchase an undisclosed problem.
- To obtain title insurance coverage that improvements don't violate property lines. Either improvements on the land you want to purchase sitting over the property line or improvements from the neighboring property(s) encroaching onto your lot.
- To determine see where the boundary lines and easements shown on the subdivision plat are located.
- If you ever want to build/rebuild a deck or addition, your county will likely require a house location survey. If you want to install a fence, many jurisdictions also require that you obtain a permit and include a survey. Some surveys will state that they cannot be used for these purposes so ask questions before the survey is ordered.
- Shared driveways should be shown on a survey. If there's not a recorded use agreement this is something the seller could address prior to closing.
- Access to roads, ingress and egress, and abandoned roads are laid out so that you can see them. Just because they appear on a survey doesn't mean you have a right to use them. Talk to your title or settlement agent.

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