

A composite image at the top of the page. On the left is a yellow surveying instrument, a GTS-300 by ESC, mounted on a tripod. On the right is a survey map showing property lines, easements, and a city street layout. The map is titled 'CITY OF P...' and 'MESA'.

INSPECTIONS VS. SURVEYS

What is an Inspection and how is it different from a survey?

An **inspection** is a general review of the property from the stand point of issuing a policy of Title Insurance. Title Insurers will send an inspector to check for a number of things, such as: recent construction, address and property type verification, parties in possession, and similar characteristics of the property. In addition they will check for any apparent encroachments of improvements and easements.

A **survey** is done by a licensed surveyor with the sole purpose of locating property lines. The surveyor uses specific equipment, maps and other recorded surveys to establish benchmarks in regards to property lines, thus identifying boundaries and potential encroachments.

When do I need an inspection?

If you're selling your property or buying a new property and the title insurer needs a visual representation of the property, an inspection will be ordered. In some cases, inspectors may, at their discretion, meet with buyers to go over their findings. In addition, anything the inspector visually sees that may alter the value of the property would need to be shared with the title insurer.

When do I need a survey?

When you need to know an exact measurement of your property or an identification of property lines, a survey is your best option. Many times adding a pool, landscape or additional square footage requires you to know where your property boundaries are. A surveyor is licensed and bonded and will give you a survey map identifying boundaries and property lines.