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## *The PROS and CONS of Surveys*

### *Surveyors Real Property Report (SRPR):*

**Pros:**

- Less expensive (from \$175 +/-)
- Gives a general idea of property/house location
- Shows recorded easements and building lines on the drawing
- Quick turnaround time
- Complies with Missouri Minimum Standards for SRPR's
- Fulfills Mortgage Company's or Title Company's requirement for a survey

**Cons:**

- No property corners are marked or verified for new homeowner to see
- Does not show fences or potential issues with neighboring properties
- Should not be used to build fences or other improvements per state statute
- Title Company gives the Mortgage Company survey insurance coverage with this type of survey, it does *NOT* give the Buyer survey coverage

### *Boundary Survey:*

**Pros:**

- All Property corners are located, verified, reset (if needed) and marked for homeowner to be able to clearly see the survey monument
- Shows recorded easements and building lines on the drawing
- Shows all improvements including fences, retaining walls, and items close to the property lines on the drawing
- Items of concern are shown, labeled and clearly dimensioned on the drawing
- Can be used for building fences and other improvements
- Survey coverage is given to both the Buyer and Mortgage Company
- Complies with Missouri Minimum Standards for Boundary Surveys

**Cons:**

- More expensive (starting from \$375 - \$495)
- More notice is needed

*Make it known what you own!*

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