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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 (typically 1' +/-)
- Shows recorded easements and building lines on the drawing
- Takes less time to perform than a boundary survey
- Complies with Missouri Minimum Standards for SRPR's

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 may provide the lender with survey insurance coverage but it does NOT give the Buyer survey coverage (see schedule B-11 of the title commitment)

Boundary Survey:

Pros:

- All Property corners are located, verified, reset (if needed) and marked for homeowner to be able to clearly see
- 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 Lender
- Complies with Missouri Minimum Standards for Boundary Surveys

Cons:

- More expensive (starting from \$400 - \$750)
- Takes more time to perform than a SRPR

Make it known what you own!
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