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The Survey Work Order Form: What should I choose?

On the Title and Survey work order form, you have 3 choices. Here is information on each so you can make an informed decision.

1. Boundary survey and improvement location: this type of survey provides information pertaining to the property being purchased and its location. You can expect the following to be provided:
 - a. Property Corners will be located (verified or reset) and clearly marked
 - b. All permanent improvements will be measured and located including the house, sheds, concrete, decking, fencing, retaining walls, visible utility boxes and items close to the property line
 - c. A drawing is produced that shows the results of the boundary survey, including the location of easements and building lines of record and those listed in the title commitment.
 - d. All work is performed according to Missouri statute. This survey can be used to obtain permits for construction and fence installation.
2. Surveyor's Real Property Report (SRPR): this product used to be required by title and lending companies for a complete title insurance policy to be issued to the lender. In today's market, the title companies no longer require a SRPR to close; therefore, this product has no value. It is NOT a survey. No property corners are verified, and the report cannot be used to build with or obtain permits according to Missouri statute.
3. No boundary survey or SRPR Requested: This option states that you do not wish to have any type of surveying services performed on the property being purchased.

A boundary surveys purpose is to "make it known what you own". This is a "thorough inspection" of the land that you are purchasing and verifies the items that are located on that land, whether they belong to you or not. It is the tool used to confirm and protect your purchase of your land and your home.