



PROPERTY LAND INSPECTIONS

A property land inspector may be visiting your property soon

What is a Property Land Inspection (aka Plat Inspection) and why is it needed?

A visual inspection of the property is required to estimate the location of boundary lines and improvements and is used for giving title insurance coverage to owners and lenders. *It is not a survey and is not a replacement for an actual survey.*

What is the process?

1. Order is placed with a third party vendor by the title company.
2. Inspector visits property 1 to 2 days after order is placed.
3. Inspector knocks on the door, introduces themselves and explains why they are there. *An appointment is not scheduled.*
4. Inspector conducts inspection - even if the homeowner is not home.
5. Property Inspection is issued to the title company.
6. Title commitment is issued based on the results of the inspection

Does the Property Land Inspector need to enter your home to conduct the inspection?

No. This is not to be confused with a home inspection. The property land inspector will be visually inspecting the exterior of the property for the location of boundary lines, easements and improvements.

There is no need to be alarmed when the property land inspector arrives to do the inspection, but if you do have concerns please contact your title company representative with questions.

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