

THINKING OF A SURVEY?

HERE ARE SOME THINGS TO CONSIDER...



RISK REDUCTION

A survey helps to identify potential issues, such as property line disputes, encroachments, or setback violations, which could lead to costly legal battles and remediation in the future.

LEGAL DESCRIPTION ACCURACY

A survey ensures that the legal description on the deed of conveyance is accurate, preventing any future discrepancies and ensuring a smooth ownership transfer.



EASEMENTS AND RIGHTS-OF-WAY

A survey can reveal any existing easements or rights-of-way on the property, which could impact the buyer's use of the land and limit their ability to make changes or additions.

BUILDING/ ZONING RESTRICTIONS

A survey helps to verify that the property complies with local building and zoning regulations, avoiding fines or other legal issues down the line.



SOME MORTGAGE LENDER REQUIREMENTS

Some mortgage lenders may require a survey to be completed before approving a loan, so obtaining a survey can be a crucial step in securing financing.

FUTURE CONSTRUCTIONS/ IMPROVEMENTS

If the buyer has plans to make any additions or improvements to the property, a survey will provide them with the necessary information to ensure they are in compliance with local regulations.



PEACE OF MIND

Ultimately, obtaining a survey provides the buyer with a clear understanding of their property boundaries and any potential issues, giving them confidence in their investment.



EXPRESS HOME REALTY

PLEASE KNOW THAT A SURVEY IS NOT REQUIRED IN NORTH CAROLINA TO PURCHASE A HOME