

# Title Boundary Inspections

## INSPECTIONS

Due to the many and varied covered risks offered in the Homeowner's Policy of Title Insurance, title companies may need to order an inspection of a property they are being asked to issue a policy on. This is done in an effort to detect and remedy potential problems before the close of escrow.

Below are a few examples of what a title company may be looking for in a typical inspection:

1. Is there any construction in progress or evidence of recently completed work on the property?
2. Does the property have actual vehicular and pedestrian access to a dedicated public street?
3. Are there any existing structures or improvements that encroach onto adjacent land?
4. Are there any existing structures or improvements which encroach onto an easement or over a building set-back line?
5. What is the address and type of structure on the property?



## PLEASE NOTE:

The individual doing the inspection **will not ask to enter the home**. Generally an appointment time for the inspection is not scheduled. Under special circumstances, i.e., a gated community, check with your Title Sales Representative to see if an appointment may be scheduled.

Most inspections are done Monday-Friday from 8am-5pm and normally take approximately 30 minutes or less so owners are typically unaware an inspection has even taken place. However, should the homeowner be at the property when the inspector arrives and has concerns as to why they are there, **the inspector will always have proper identification on their person at all times**.



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Source: Jim Wood, Title Resource Group