

# Check List for the Examination of a Survey

(not for condominium or air right purposes)

("Note: Any "Yes" answer represents an adverse matter, and may require the title company to show the adverse matter as an exception or require additional documentation for a more comprehensive review.)"

Utility lines outside recorded easements? ☐ Yes ☐ No

Utility lines requiring easements, but no easements of record are found for the same reason? ☐ Yes ☐ No

## Walls, fences or plantings,

- ▶ Encroaching from adjoining property? ☐ Yes ☐ No
- ▶ On property line? ☐ Yes ☐ No
- ▶ Encroaching on easements? ☐ Yes ☐ No
- ▶ Encroaching on adjoining property or rights-of-ways? ☐ Yes ☐ No

## Buildings, houses, garages, outbuildings, fire escapes,

- ▶ Encroaching from adjoining property? ☐ Yes ☐ No
- ▶ On property line? ☐ Yes ☐ No
- ▶ Encroaching on easements located on the property? ☐ Yes ☐ No
- ▶ Encroaching on adjoining property or rights-of-way? ☐ Yes ☐ No
- ▶ Encroaching over building setback lines? ☐ Yes ☐ No

## Driveways, sidewalks, parking areas,

- ▶ Encroaching from adjoining property? ☐ Yes ☐ No
- ▶ On property line? ☐ Yes ☐ No
- ▶ Encroaching on easements? ☐ Yes ☐ No
- ▶ Encroaching on adjoining property or rights-of-ways? ☐ Yes ☐ No

Cemeteries and burial grounds? ☐ Yes ☐ No

Park and recreational facilities? ☐ Yes ☐ No

Springs, streams, creeks, rivers, ponds, lakes or drainage ditches? ☐ Yes ☐ No

Variances in the area or dimensions of the land? ☐ Yes ☐ No

Violations of restrictive covenants or ordinances (if coverage is being given as to such matters)?

☐ Yes ☐ No

Survey is more than six months old, or recent improvements have been made on the land since the date of the survey? ☐ Yes ☐ No

Survey does not show any of the following: surveyor's signature, seal, date, or certification? ☐ Yes ☐ No

Legal description differs from the one in the commitment/ preliminary report? ☐ Yes ☐ No

Survey shows matters not shown in the commitment/ preliminary report? ☐ Yes ☐ No

Survey does not comply with the minimum standards for surveys demanded by Stewart Title Guaranty Company? ☐ Yes ☐ No

Railroad rights-of-way, switch tracks, spur tracks or transmission lines, but no easements of record are found for the same? ☐ Yes ☐ No

Gaps or overlaps are caused by the description of the property? ☐ Yes ☐ No

Legal names and widths of streets, roads and avenues are not shown? ☐ Yes ☐ No

Lack of legal access to and from the property? ☐ Yes ☐ No

Characters, locations and dimensions of all the buildings or structures located upon the property are not shown? ☐ Yes ☐ No

Property built full by one building does not show the accurate location of the walls and their thickness? ☐ Yes ☐ No

Adjoining property descriptions checked for potential conflicts? ☐ Yes ☐ No

## Stewart Title Guaranty Company

National Commercial Services  
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