



Knowing Your BOUNDARIES

Whether you are buying or selling a home, having an up-to-date survey of boundary lines helps simplify and streamline the process for both parties.

At Herrick & Salsbury, we want recommend knowing where your lines lay early on to avoid any surprises farther along in the process. Use the following checklists to see if you have everything in place for a smooth sale.


SELLING CHECKLIST:


- Have boundary survey plan?
- If you have a plan, is it recent? Do all the existing improvement show?
- Are all the boundary markers visible?
- Can you or your real estate broker walk the boundary lines with the prospective buyers?
- Do you have a title insurance policy? (This is something the buyer's attorney may want to use in issuing a new policy)
- Do you have copies of your building permit(s), septic design and occupancy permit?
- Have you done a water test recently if on a private water supply?


BUYERS CHECKLIST:

 You absolutely should have an updated boundary survey completed prior to closing.

 Please allow plenty of time in the contingency for boundary surveying. Many times, 30 days is not enough!

 Inquire if there is a historic survey plan showing the property. This could be a good starting point for providing an updated survey.

 A title search is not always enough. The title standards only require an attorney or abstractor to research a property back in time 40 years. We have found many instances of land being conveyed or some other burden on the land more than 40 years ago that severely impact the property being purchased.

 Check the zoning of the property if any change of the current use is being considered. Many uses are not allowed or restricted, including residential to business uses, short term rentals, home occupations, etc.

 Check with the municipality if there are any known code/land use violations current or past.



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