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|--|--|
| <input type="checkbox"/> A.L.T.A                         | <input type="checkbox"/> IMPROVEMENTS            |
| <input type="checkbox"/> EXTENDED COVERAGE               | <input type="checkbox"/> POSSESSION              |
| <input type="checkbox"/> HI LI                           | <input type="checkbox"/> UNRECORDED LEASES       |
| <input type="checkbox"/> LP.9                            | <input type="checkbox"/> EASEMENT CHECK          |
| <input type="checkbox"/> LP.10                           | <input type="checkbox"/> ENCROACHMENT CHECK      |
| <input type="checkbox"/> PRIORITY (MECHANIC'S LIEN REC.) | <input type="checkbox"/> C.C and R.'S (EXPLAIN)  |
|  | <input type="checkbox"/> ADDRESS VERIFICATION    |
| <input type="checkbox"/> 102.4                           | <input type="checkbox"/> PHOTOS                  |
| <input type="checkbox"/> 102.5                           | <input type="checkbox"/> PHOTOS ONLY (NO SKETCH) |
| <input type="checkbox"/> COMPLETION CHECK                | <input type="checkbox"/> ACCESS                  |

*(FOR OFFICE USE ONLY)*

FEE \_\_\_\_\_

INSPECTION NUMBER \_\_\_\_\_

TITLE OFFICER \_\_\_\_\_

## A.L.T.A INSPECTION REPORT


The following inspection is being made at the request of \_\_\_\_\_.

The Company in conjunction with **TITLE ORDER NUMBER** \_\_\_\_\_.

**LAND INSPECTIONS, INC. DOES NOT**, by this inspection, assume any liability for losses or damages which may be sustained by reason of the following:

- ITEM – 1 Violation of zoning regulations
- ITEM – 2 Violation of covenants, conditions or restrictions
- ITEM – 3 Deletion of encumbrance(s) in policy which were not disclosed by a thorough inspection of the land described therein.
- ITEM – 4 Precise locations of improvements.
- ITEM – 5 Any underground easement for electricity, telephone, gas, water, sewer, etc. that is not visible to the naked eye.
- ITEM – 6 Discrepancies, conflicts in boundary lines, encroachments, or any other facts which a correct survey would disclose.
- ITEM – 7 Lack of sufficient ingress and egress as may be disclosed by inspection and inquiries.
- ITEM – 8 Failure of occupant to disclose unrecorded documents known to exist when interviewed.

CITY: \_\_\_\_\_

	<b>RECENT IMPROVEMENTS:</b>	<b>ADDITIONAL NOTES:</b>
	<input type="checkbox"/> NONE VISABLE <input type="checkbox"/> YES (EXPLANATION BELOW) _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	
<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> APARTMENT <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OFFICE BUILDING <input type="checkbox"/> CONDOMINIUM(S) <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> VACANT LAND <input type="checkbox"/> OTHER		
<b>OCCUPANTS NAME:</b> _____		
<b>POSSESSION IS AS:</b> <input type="checkbox"/> OWNER _____ <input type="checkbox"/> TENANT _____ <input type="checkbox"/> LEASES _____ <input type="checkbox"/> OTHER _____ <input type="checkbox"/> UNKNOWN _____ <input type="checkbox"/> NO ONE HOME _____		<b>LAUNDRY ROOM LEASE</b> <input type="checkbox"/> YES / <input type="checkbox"/> NO / <input type="checkbox"/> UNABLE TO LOCATE <b>NAME</b> _____ <b>PHONE NUMBER</b> _____

TYPE OF LAND \_\_\_\_\_ LEVEL ( ) \_\_\_\_\_ TIERED ( ) \_\_\_\_\_

**BUILDINGS**

- 1. Encroachments onto record easements \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 2. Encroachments onto adjoining property \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 3. Encroachments onto PIQ by AP \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 4. Fuel or other intakes and/or exhausts \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 5. Removal of structures \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 6. Encroachments of cornices, eaves, window ledges, pipes, canopies, fire escapes, etc.  
\_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_

**IMPROVEMENTS ALONG BOUNDARY LINES**

- 7. Walls \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 8. Fences \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 9. Gates, doors and other passages \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 10. Hedges and/or trees \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 11. Railroad rights-of-way \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 12. Driveways \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 13. Walkways \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_

**UTILITY and DRAINAGE**

- 14. Transmission lines \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 15. Electronic sub-stations / high voltage transformer \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 16. Vaults \_\_\_\_\_ ON PIQ ( ) \_\_\_\_\_ WITHIN ST. LIMITS ( ) \_\_\_\_\_
- 17. Manholes \_\_\_\_\_ ON PIQ ( ) \_\_\_\_\_ WITHIN ST. LIMITS ( ) \_\_\_\_\_
- 18. Tunnels \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 19. Discharge or diversion of storm waters CITY STORMDRAIN ( ) OPEN CONCR. DRAIN ( ) NATURAL ( ) \_\_\_\_\_
- 20. All utilities underground \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_

**VACANT LAND IMPROVEMENTS**

- 21. Construction office / temporary power pole / sani. unit / etc.  
\_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 22. Grading stakes \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 23. Land clearing \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 24. Excavation \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 25. Foundation stakes \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 26. Footings dug / forms up / con. poured \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 27. Building materials \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 28. Auto parking (asp. / con. / unpaved) \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_

**MISCELLANEOUS**

- 29. Posted notices \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 30. Signs or billboards \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 31. Wells (oil or water) \_\_\_\_\_ YES ( ) \_\_\_\_\_ NO ( ) \_\_\_\_\_
- 32. Use of adjoining property \_\_\_\_\_ ( ) Residential ( ) Commercial  
( ) Industrial ( ) Manufacturing  
( ) Office bldg. ( ) Vacant land  
( ) Other

33. Other disclosures  
\_\_\_\_\_  
\_\_\_\_\_

34. Fee \$ \_\_\_\_\_

### SYMBOL LEGEND

- + Survey Marker
- Power Pole
- ⊙ Temp. Power Pole
- ⊠ High Voltage Transformer
- ⋆ Fire Hydrant
- Ⓢ | Ⓢ Sewer Manhole | Vault
- ⓓ | Ⓦ Drain Manhole | Water Meter Vault
- ⓔ | ⓔ Edison Manhole | Vault
- Ⓣ | Ⓣ Telephone Manhole | Vault
- Con Block Wall
- ✕— Chainlink Fence
- ✕— Wrought Iron
- Wood Fence

### INSPECTORS CERTIFICATE

This is to certify that I have been duly authorized, did make a careful inspection of the herein premises and of the improvements located thereon and that this inspection report and the above sketch reflects the conditions, improvements, easements and other matters affecting title apparent on the date of this inspection and that the attached photographs were taken of the herein described property.

The accuracy of the information contained in this report is subject to the availability of existing survey markers at the site and the accuracy of the information provided to us by the title company and/or property owner. Where survey markers do not exist or could not be found, or when incomplete or inaccurate information is provided by the title company or property owner, no guarantee is made to the accuracy of the above information. The sketch and other information are furnished for informational purposes only. **IT DOES NOT CONSTITUTE A SURVEY OF THE PROPERTY IN QUESTION NOR CAN WE GUARANTEE ITS ACCURACY.**

SIGNED \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_