



Think your residential  
clients don't need  
a survey?  
**Think Again!**

A problem with your client's property boundaries can cause your client and you multiple problems if not discovered before the sale.

## **AVOID FUTURE PROBLEMS NOW - OBTAIN AN ILC**

### **WHY YOU NEED AN IMPROVEMENT LOCATION CERTIFICATE - ILC**

- Protect your client from "hidden" components - encroachments, easement violations, unrecorded rights, and disclosure of other adverse findings.
- Protect you - the realtor - from possible lawsuits, in the event there are complications no one was made aware of prior to the sale.
- An ILC/survey is addressed on the Contract to Buy and Sell Real Estate.

### **WHAT A CURRENT ILC WILL PROVIDE**

- A scaled drawing that will indicate lot size, location of the improvements, and adverse survey related matters.
- Encroachments on to and off of the subject property.
- Identify property line violations of patios, pools, driveways, garages, houses, etc.

### **WHY YOU SHOULD HIRE COLORADO ENGINEERING & SURVEYING**

- We have the experience - providing ILCs, boundary, and topographic surveying since 1972.
- Fair and competitive pricing and a solid reputation.
- Licensed professionals and staff to answer your questions at all times.
- PDF & DWG Files.

**For further information call 303-761-8055 or visit our web site at [WWW.COPLS.COM](http://WWW.COPLS.COM)**

### **COLORADO ENGINEERING & SURVEYING INC.**

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