

Information and Terms for Surveying Services

Purpose of Improvement Location Certificate (ILC) – To facilitate requirements of title involving purchase or refinance of a property, the surveyors certificate reflects the same. All other use is not the intent of an ILC.

Plot Plan – Plot Plan can be performed using the same criteria as an ILC without Certification.

Locate Existing Property Corners (non Certified, non Verified)- For an additional Land Surveying Service we can Locate and Mark existing property corners. It is possible that no property corners exist at time of inspection, although the same fee is imposed. At this time the client can have a Certified Land Survey Performed. Our fee will be credited toward a Certified Land Survey.

Title Work – We request that our clients supply us with the proper title work for an ILC. We Require the Schedules A and B2 in order to provide an accurate ILC.

Access Restrictions (Gates, Dogs, etc.) – Owners/Tenants should be notified of our inspection. When access is completely restricted a Trip Fee or reschedule fee will be incurred. Minor Access Restrictions will be noted on the drawing.

Trip Fee – In Some instances Access Restrictions may prevent us from performing an ILC Field inspection, in this case we may impose a fee. The client will need to grant access to the property when a inspection can be rescheduled. This can push back the date our drawing will be completed.

Cancellation Fees – Cancellation of an ILC is to be done in writing prior to the due date given. Fees may be imposed based on how much work we have completed. Please notify us when a loan is in jeopardy of not closing, or is transferred to a different lender.

Collection of Fees – We will bill the client at time of completion of the ILC. Client will have a reasonable time after closing to ensure payment. By ordering an ILC you become responsible for collection of fees. It is your responsibility to coordinate payment of these fees with the title companies.

Fee Estimate – Due to the nature of our business we are only able to give exact quotes once we do preliminary research. We will be able to give a general quote based on the general location of the property. Please give us a call for a quote

Time Frame – Most ILC's will take 3-4 days to complete a drawing. During busy times of the month, or due to weather our time frame may expand. Rush Jobs are possible, but a fee may be imposed. Please call us for our current time frame.