

# Add value to your home for sale by making it Move In Certified



When Eubank Inspections of Southern Colorado inspects your home that is for sale, we perform a complete Standard Inspection of the property and provide you with a written report. If you choose, you can certify your home as **Move In Certified**.

## How does Move In Certified work?

As part of your inspection report, any concerns with major systems or safety issues will be described. You will have those items corrected, then notify Eubank Inspections. You will certify that there are no known safety or major systems defects. Eubank Inspections will return to verify your statement and to lend you a **Move In Certified** yard sign. The online inspection report will be updated to include any repairs that were made. You may use the yard sign and the written inspection report in your marketing of the property.

## What are Major Systems and Safety Issues?

Major Systems are defined as roof, foundation, electrical, plumbing (including water heater), and heating/cooling. Safety Issues are those items that should be corrected prior to occupancy in order to provide safe living conditions.

## How does the seller certify that this property is Move In Certified?

When repairs are made, use licensed contractors when possible. Save receipts and other documents relating to the repairs, and provide copies for Eubank Inspections. Sign a statement that "Owner certifies that there are no known Safety or Major Systems defects."

## What are the benefits for making my home Move In Certified?

- The seller can schedule the inspection at the seller's convenience.
- It might alert the seller of any items of immediate personal concern, such as safety hazards or termite infestation.
- The seller can assist the inspector during the inspection, something normally not done during a buyer's inspection.
- The seller can have the inspector clarify any confusion in the inspection report before it is generated.
- The report can help the seller realistically price the home if problems exist.
- The report can help the seller substantiate a higher asking price if problems don't exist or have been corrected.
- A seller inspection reveals problems ahead of time which:
  - \* might make the home show better.
  - \* gives the seller time to make repairs and shop for competitive contractors.
  - \* permits the seller to attach repair estimates or paid invoices to the inspection report.
  - \* removes over-inflated buyer procured estimates from the negotiation table.
- The report might alert the seller to any immediate safety issues found, before agents and visitors tour the home.
- The report provides a third-party, unbiased opinion to offer to potential buyers.
- Potential buyers have access to the inspection report, either online or written copies provided by the seller.
- Move In Certified yard signs attract potential buyers.
- A seller inspection is the ultimate gesture in forthrightness on the part of the seller.
- The report might relieve a prospective buyer's unfounded suspicions, before they walk away.
- A seller inspection lightens negotiations and 11th-hour renegotiations.
- The report might encourage the buyer to waive the inspection contingency.
- The deal is less likely to fall apart as can happen when a buyer's inspection unexpectedly reveals a problem at the last minute.
- The report provides full-disclosure protection from future legal claims.

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