



Schedule: (678) 287-7169 | Office: 1875 Lockeway Dr STE 701, Alpharetta, GA 30004  
 Service area: Alpharetta • Milton • Cumming • Sandy Springs • Brookhaven • Dunwoody

# Pre-Listing Roof Inspection

Benefits Packet for Home Sellers & Real Estate Professionals



Know Before You List. Reduce buyer objections, avoid last-minute surprises, and protect your sale price with clear, seller-ready roof documentation.

Built for real estate timelines: listing prep, under contract, buyer negotiations, and closing deadlines.

|   |   |   |
|---|---|---|
| <p>Fast scheduling<br/>         Aligned to listing and closing deadlines.</p> | <p>Seller-ready documentation<br/>         Photo-backed findings you can share.</p> | <p>Options, not pressure<br/>         Repair vs replacement guidance.</p> |
|---|---|---|

## What You Get (Features)

- Pre-listing roof inspection with a clear condition summary
- Photo documentation of key findings and risk areas
- Negotiation prevention by identifying likely buyer objections early
- Repair vs replacement guidance aligned to your listing timeline
- Roof repairs for home sale (targeted fixes that remove deal-breakers)
- Roof replacement before listing options to improve buyer confidence
- Seller roof certification letter option when appropriate
- Agent-friendly communication designed for smooth transactions

**Ready to schedule? Call (678) 287-7169.**

## Why This Matters in a Home Sale

| For Sellers  | For Agents   |
|--|--|
| <ul style="list-style-type: none"> <li>List with confidence and avoid surprise concessions</li> <li>Decide repairs vs replacement on your timeline</li> <li>Protect your sale price with documentation</li> <li>Reduce buyer anxiety and inspection drama</li> </ul> | <ul style="list-style-type: none"> <li>Fewer transaction stalls from roof questions</li> <li>Clear, shareable findings for buyer/seller communication</li> <li>Faster resolution of roof punch-list items</li> <li>A repeatable vendor partner for listings</li> </ul> |

## Deliverables (What You Receive)

| Item   | How it helps  |
|--|---|
| <b>Roof Condition Summary + Photos</b>             | A clear condition overview with photos of key areas (shingles, flashing, penetrations, valleys, transitions). |
| <b>Action Plan</b>                                 | Prioritized recommendations and what to address before listing or closing.                                    |
| <b>Repair / Replacement Options</b>                | Clear options when repairs or replacement are the best path for the sale.                                     |
| <b>Seller Roof Certification Letter (Optional)</b> | When appropriate, a condition letter to support real estate documentation.                                    |

## Common Seller Scenarios We Solve

- Listing prep: Remove roof uncertainty before photos, showings, and offers.
- Under contract: Answer “What’s the roof story?” with clear documentation and next steps.
- Buyer negotiation: Resolve punch-list roof items quickly and fairly.
- Replace or repair decision: Decide if replacement is worth it before listing.

## When a Roof Replacement Before Listing Makes Sense

A new roof can reduce negotiation friction and support a stronger sale price, especially when buyers or inspectors are likely to flag condition issues.

- The roof is near end-of-life or showing widespread wear.
- You want to maximize buyer confidence and reduce concessions.
- Repeated leaks, structural concerns, or visible failures are present.

Clean installation matters in real estate. We coordinate timing to protect showings, photos, and closing schedules.

## Our Process (Seller-Friendly)

- 1 Schedule & timeline: Tell us if you're listing, under contract, or approaching closing.
- 2 Inspect & document: We evaluate condition and risk points, documenting with photos.
- 3 Plan & options: You receive clear next steps for repairs, replacement, and documentation.

## Next Steps

| Call to schedule  | Share this packet  |
|---|--|
| Phone: (678) 287-7169<br>Office: 1875 Lockeway Dr STE 701<br>Alpharetta, GA 30004 | Upload this PDF to your website and link it in your Google Business Profile post for sellers and agents. |

Service Area: Alpharetta, Milton, Cumming, Sandy Springs, Brookhaven, Dunwoody, and surrounding North Atlanta communities.

Disclaimer: This packet is informational. Roof conditions can change over time. Any letter or documentation reflects observable conditions at the time of inspection and is not a warranty. For underwriting or lender requirements, confirm specific documentation needs with your agent, lender, or insurer.