

# The Seller's Roofing Checklist:

## 5 Red Flags That Kill Home Appraisals (And How to Fix Them)

Before you list your home in the Ogden to Evanston corridor, use this checklist to see your roof through the eyes of a home inspector. Catching these early can save you \$10,000+ in "buyer credits" during escrow.

### 1. The "Ghost of Technology" (Equipment Scars)

Buyers see old equipment as a future leak.

Satellite Dishes: Are there abandoned dishes with rusted bolts?

Old Swamp Coolers: Is there a rusted unit sitting on a "jack" that hasn't been used in years?

The Fix: Professional removal and shingle patching to restore a clean roofline.

### 2. The "Canyon Wind" Lift

High-velocity gusts in Northern Utah and Wyoming counties often lift shingles without blowing them off completely.

Lifted Tabs: Are there shingles that look "puffy" or uneven?

Granule Loss: Are your gutters full of "sand"? This indicates the roof is nearing the end of its life.

The Fix: Targeted "Copper Standard" repairs to secure the field before the inspector climbs up.

### 3. Penetration Points (The #1 Failure Zone)

Inspectors look at the "boots" first.

Pipe Boots: Is the rubber cracked or dry-rotted?

Skylight Seals: Is there any fogging between the panes or water staining on the interior ceiling?

The Fix: Replacing pipe boots and resealing skylight flashing is the cheapest way to pass an inspection.

#### **4. The "Wasatch Back" Ice Damage**

Snow loads in the canyons and the mountain valleys leave a trail.

Gutter Sag: Are your gutters pulling away from the fascia?

Eave Staining: Do you see dark water marks on the underside of your roof overhangs?

The Fix: Clearing debris and securing gutters proves the home has been "Marine-grade" maintained.

#### **5. Documentation & Warranty (The Equity Closer)**

The best way to stop a price haggle is with a paper trail.

GAF Certification: Do you have proof of a certified install?

Transferable Warranty: Is your warranty ready to be handed to the new owner?

The Fix: If you don't have this, a Roof Equity Audit from Copper Fox provides the professional assessment needed to justify your asking price.