REAL ESTATE ROOF REPORT

Real Estate Roof Report

A plain-English roof report for sellers before listing or buyers before closing, with a condition score, an age and remaining-life estimate, and MLS-ready photos.



Front roof planes and gables, angled view. Real photo from our flights.

PROPERTY	*Sample listing, Greater Cincinnati*
PREPARED FOR	*Example: seller, for a pre-listing report*
INCLUDES	Plain-English summary, roof condition score, age and remaining-life estimate, MLS-ready photography
DELIVERED	Within 24 hours, as a branded PDF you can attach to the MLS listing

This is a sample. It shows the format and sections of a full real estate roof report. The photos are real, from our own flights. The property details, notes and ratings shown in *blue italics* are examples, not findings for the roofs pictured.

Photos in this sample may come from more than one property.

Sample for illustration. CincyDroneInspections provides non-invasive aerial visual documentation of visible roof conditions. Reports are not structural engineering opinions, roofing warranties, code-compliance certifications, or guarantees of insurance claim approval. Repair, claim and certification decisions should be made by qualified roofing, inspection, engineering or insurance professionals. FAA Part 107 certified · $2M aerial liability coverage · (513) 437-1915 · cincydroneinspection.com

SUMMARY

The roof in plain English.

Two to four sentences a buyer can understand without a roofing background: what the roof is, its overall visible condition, and anything worth asking about.

Example wording: "The main roof is architectural asphalt shingle on a simple gable layout. The shingles lie flat on every slope we photographed, with no missing pieces. The flashing around the chimney shows its age, so it is worth asking when it was last resealed."

Roof condition score

One score out of 10 for the visible condition of the roof covering. The report shows where the roof falls on this scale and why.

9–10	7–8	5–6	3–4	1–2
Like new. No visible wear.	Good. Normal wear for its age.	Fair. Routine maintenance due.	Worn. Plan for replacement.	Poor. Replacement likely needed.

Score for this property: _____ / 10 (rated in a real report)

Age and remaining-life estimate

ESTIMATED AGE	ESTIMATED REMAINING LIFE	BASED ON
Example: 6 to 9 years	*Example: 12 to 16 years*	Visible wear, shingle type and condition in the photos. Not from permits or records.

An estimate from what is visible, not a warranty or a guarantee of remaining life.

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PHOTOS

MLS-ready photos included.

Every report comes with the drone photos at full resolution, ready to upload to the listing alongside the PDF.



Hips and valleys from above
Every slope and where the roof planes meet.



Full roof, straight down
The shingle field, ridge, vents and flue in one frame.

Who uses it

01
Sellers
Order before listing to avoid surprise repair credits later.

02
Listing agents
Attach the branded PDF to the MLS listing.

03
Buyers
Order before closing to know what you are buying.

Real estate roof reports start at $199 and are delivered within 24 hours. Book at cincydroneinspection.com/book or call (513) 437-1915.

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