



SAMPLE

# SELLER ADVISORY SUMMARY

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Sally Seller



123 Main Street,  
Bay Area, California 94050



10-01-2026

Better Understanding  
Creates **Better Deals.**

# How to Read This Advisory

This Seller Advisory Summary is a seller/listing-control document. It is intended to help organize inspection findings, pricing exposure, and seller-control moves before buyer negotiation pressure is created.

**Source-stated cost**  
  
A number taken directly from a source document, bid, invoice, or work authorization. These are the hardest planning anchors.

**Advisory planning allowance**  
  
A practical planning range for a real report finding where the source does not give a price. It is not a contractor bid.

**Open / bid-required exposure**  
  
A condition that is concealed, undefined, inaccessible, specialist-dependent, or marked other-trade. It must remain separate until scoped.

| Use this first                               | Meaning                                                                                                                                     |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Start with the property strengths.           | The report begins with the value story so the seller and listing agent see what should be protected before reviewing objections.            |
| Review the budget dashboard early.           | Numbers appear near the front because they drive seller decision-making. Known costs, planning allowances, and open exposure are separated. |
| Use source reports as controlling documents. | This advisory summarizes and organizes the source documents. The full reports remain controlling and should be reviewed in their entirety.  |

## Source Documents Reviewed

| Source Document                                  | Date       | Prepared By                                 | Use in Advisory                                                                                                          |
|--------------------------------------------------|------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Home Inspection Report                           | 07-31-2026 | TCIS - Alex Tincher                         | Primary identity source; systems, safety, moisture, site, structural, mechanical and presentation concerns.              |
| Roof Inspection Report                           | 07-31-2026 | Vista Bay Roofing / TCIS - Alex Tincher     | Roof serviceability, Platinum Roof Protection qualification, drainage/attic/maintenance items.                           |
| WDO / Termite Report #00001 + Work Authorization | 07-31-2026 | Three Counties Termite Control - Jose Arias | Wood-destroying organism findings, Section I/II items, other-trade items, and source-stated \$22,810 work authorization. |

# Property Strengths & Presentation Value

The property has strong buyer-facing presentation value. The purpose of the advisory is to protect that value by organizing the inspection findings, pricing, and documentation strategy before MLS exposure.



Front elevation and curb approach



Rear yard / deck and outdoor living



Kitchen presentation



Living room / fireplace

| Strength                      | How It Helps Seller                                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Roof protection qualification | Roof report states the composition shingle roof qualifies for the Platinum Roof Protection Program, giving the seller a favorable roof story. |
| Curb appeal / front elevation | Strong front entry, red door, porch symmetry, landscaping, and maintained exterior presentation support buyer interest.                       |
| Outdoor living                | Rear deck/patio and yard photos create a lifestyle story that helps balance repair findings.                                                  |
| Interior presentation         | Kitchen, bath, dining, living and fireplace photos show marketable spaces that can be emphasized while repairs are organized.                 |
| Documentation advantage       | Home, roof, and WDO reports create a more controlled seller disclosure and planning position than an unprepared listing.                      |



### Presentation strategy

Lead with value, then show the seller has a plan. That sequencing reduces defensiveness and helps the listing agent use the report as a transaction-control tool.

# Executive Advisory Summary

The advisory story remains controllable: strong presentation value, favorable roof positioning, and a source-stated WDO work authorization. This revision tightens advisory allowances so they better reflect the actual visible report scope rather than broad contingency budgeting.

| Category                       | Seller-Facing Takeaway                                                                                                                                                              | Working Number / Status                            |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Overall readiness              | Marketable home with strong presentation. Pre-listing planning should focus on WDO, safety/electrical, roof maintenance, moisture monitoring, and open other-trade items.           | Good presentation / controlled repair story needed |
| Known source-stated cost       | WDO work authorization remains the only source-stated repair total in the package and should be treated as the hard cost anchor.                                                    | \$22,810                                           |
| Home inspection planning range | Tightened advisory allowance for scoppable home inspection items: electrical safety, site/drainage review, mechanical service, fireplace/interior, garage/attic/underfloor support. | \$7,500-\$24,000                                   |
| Roof inspection planning range | Roof is favorable and certified; tightened allowance is for gutter/drainage service, vegetation, attic ventilation/verification, and minor roof-related maintenance.                | \$1,500-\$5,500                                    |
| Open bid-required exposure     | WDO other-trade items and concealed-extension exposure remain separate. Visible other-trade planning is tightened; concealed conditions remain TBD if discovered.                   | \$4,000-\$15,000+ open                             |

| Priority | Primary Driver                                   | Best Seller Move                                                                                                                        |
|----------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1        | WDO known cost and other-trade scope             | Use \$22,810 as the known anchor; bid visible other-trade/open exposure before MLS if seller wants tighter price control.               |
| 2        | Electrical / life-safety corrections             | Bundle simple high-objection safety items with a realistic electrician/garage-safety allowance instead of an inflated contingency.      |
| 3        | Water management / below-grade / pest conditions | Clarify drainage, sump pump, basement/crawlspace and moisture lanes with targeted bids or documentation, not broad placeholder numbers. |
| 4        | Roof and property strengths                      | Lead with roof protection and presentation photos while completing limited maintenance/documentation items.                             |

# Budget Planning Dashboard

The numbers below have been tightened to better match the visible/scoppable work described in the reports. Source-stated costs, advisory planning allowances, and open bid-required exposure remain separated.

| Report / Category                 | Source-Stated Cost     | Tightened Advisory Planning Allowance              | How to Use It                                                                                                                              |
|-----------------------------------|------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Home Inspection                   | \$0 source-stated      | \$7,500-\$24,000                                   | Scoppable safety, electrical, moisture, mechanical, fireplace/interior, garage/attic/underfloor, and documentation allowances.             |
| Roof Inspection                   | \$0 source-stated      | \$1,500-\$5,500                                    | Favorable roof story; allowance is limited to gutter/drainage service, vegetation, attic ventilation/verification, and minor maintenance.  |
| WDO / Termite                     | \$22,810 source-stated | \$4,000-\$15,000+ visible other-trade/open         | Known Section I work authorization remains the hard cost anchor. Visible other-trade items are tightened; concealed extension remains TBD. |
| Known + Home/Roof Planning        | \$22,810 known         | \$31,810-\$52,310                                  | Known WDO plus tightened home and roof advisory allowances only.                                                                           |
| Known + Open Other-Trade Exposure | \$22,810 known         | \$35,810-\$67,310+ including visible open exposure | Adds visible WDO other-trade/open planning exposure. Concealed conditions should still be bid before MLS.                                  |

Known WDO

\$22,810

Source-stated work authorization

Home planning

\$7.5k-\$24k

Tightened advisory allowance

Roof planning

\$1.5k-\$5.5k

Maintenance / verification

Open exposure

\$4k-\$15k+

Visible other-trade; bid required

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Tightened pricing discipline

Planning allowances are closer to the visible report scope. Hidden, concealed, or specialist-defined work remains open instead of being inflated into the visible allowance.

# Detailed Budget Planning - All Reports

Every supplied report is represented below. Source-stated pricing controls where available. Advisory allowances are intentionally tighter and should be replaced by contractor bids when obtained.

| Budget Group                                               | Source | Low      | High      | Planning | Basis / Use                                                                                                                                               |
|------------------------------------------------------------|--------|----------|-----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| WDO Section I source-stated work authorization             | WDO    | \$22,810 | \$22,810  | \$22,810 | Known source-stated cost. Includes the priced WDO work authorization scope.                                                                               |
| Home electrical / life-safety                              | Home   | \$1,500  | \$3,500   | \$2,400  | Open junction box, exterior weatherproof cover, GFCI protection, smoke alarms, and garage safety sensors. Excludes panel upgrades or rewiring.            |
| Home site / drainage / foundation / basement moisture      | Home   | \$1,500  | \$5,500   | \$3,200  | Targeted drainage/moisture review, sump pump check, tree/foundation monitoring, and minor water-management corrections.                                   |
| Home HVAC / water heater / gas safety / mechanical         | Home   | \$1,200  | \$4,000   | \$2,400  | Service/filters, gas shutoff or seismic valve allowance, water-heater stewardship, and split-system monitoring. Excludes full system replacement.         |
| Home fireplace / chimney / interior / documentation        | Home   | \$800    | \$2,800   | \$1,700  | Level II fireplace/chimney review if desired, laundry/door/interior maintenance, ceiling/material disclosure and documentation support.                   |
| Home garage / railings / attic / underfloor / pest support | Home   | \$2,500  | \$8,200   | \$4,800  | Guardrail safety, rodent evidence, insulation, attic access/storage limitations, garage ventilation/moisture and selected finish/safety work.             |
| Roof drainage / gutter / vegetation / attic ventilation    | Roof   | \$1,200  | \$4,000   | \$2,400  | Clean/seal/service gutters, secure screens, trim foliage, maintain secondary gutters, and clean/service painted vent screens.                             |
| Roof verification / attic fan / access limits              | Roof   | \$300    | \$1,500   | \$900    | Evaluate attic fans if desired, monitor old stains, document PV-concealed roof areas. Open junction box is counted in home electrical.                    |
| WDO other-trade / open exposure                            | WDO    | \$4,000  | \$15,000+ | Open     | Visible other-trade items such as deck/patio, vents, vegetation, paint/seal, earth-to-wood, gutters, and roof follow-up. Concealed extension remains TBD. |

# Source-Stated WDO Pricing Detail

The WDO work authorization provides the only source-stated repair pricing in the package. This table preserves the known WDO pricing separately from home/roof advisory allowances and open other-trade exposure.

| Item            | Description                                                      | Amount   |
|-----------------|------------------------------------------------------------------|----------|
| 1A              | Substructure cellulose debris / termite damaged material removal | \$450    |
| 1B              | Drywood termite frass removal/masking tied to fumigation         | \$195    |
| 1C              | Substructure solid blocking fungus damage repair/reinforcement   | \$395    |
| 1D              | Subfloor surface fungus treatment with Boracare                  | \$495    |
| 1E              | Cripple-wall framing subterranean termite damage repair          | \$1,495  |
| 1F              | Floor joist surface fungus treatment                             | \$250    |
| 1G              | Cripple-wall sheathing fungus damage repair                      | \$795    |
| 1H              | Subterranean termite migratory tube removal/masking              | \$195    |
| 1K              | Drywood termite damage to subfloor                               | \$795    |
| 1L              | Subterranean termite damage to joists/subfloor                   | \$3,495  |
| 1M              | Subterranean termite localized soil treatment                    | \$2,250  |
| 1N / 8M         | Drywood termite fumigation of structure                          | \$3,495  |
| 4C              | Porch/stair railing dry rot repair                               | \$595    |
| 7B              | Attic sheathing surface fungus treatment                         | \$250    |
| 8B              | Garage siding base dry rot repair                                | \$1,995  |
| 8C/8D/8E        | Garage jamb/trim dry rot and termite damage repairs              | \$585    |
| 8J/8K/8L/8N/8P  | Garage fascia/frass/treatment/water-damaged sheathing items      | \$2,035  |
| 11F/11G/11H/11J | Exterior fascia, rafter tail, trim and eave dry rot repairs      | \$3,045  |
| Known WDO Total | Source-stated work authorization total                           | \$22,810 |



### Known vs. open WDO exposure

The \$22,810 work authorization is the known WDO number. Other-trade, concealed-extension, inaccessible, and bid-required items remain separate and should not be confused with this source-stated total.

# Transaction Driver Matrix

This matrix translates inspection findings into seller/listing-control issues. It shows which concerns are most likely to create buyer objections and what the seller can do before the buyer assigns a larger allowance.

| Rank | Transaction Driver                             | Source           | Buyer Risk | Seller Control Move                                                                                                                        |
|------|------------------------------------------------|------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | WDO structural wood / active termite / dry rot | WDO              | Highest    | Use the \$22,810 work authorization as the known-cost anchor; bid other-trade and concealed-extension items before listing.                |
| 2    | Electrical / life-safety corrections           | Home             | High       | Bundle GFCI, smoke alarms, exterior outlet cover, open junction box, panel labeling and garage sensor corrections.                         |
| 3    | Moisture, drainage and below-grade exposure    | Home + WDO       | High       | Clarify drainage, sump pump operation, basement/crawlspace moisture and soil/wood interfaces before buyers assign a larger allowance.      |
| 4    | Roof value with maintenance lane               | Roof             | Medium     | Lead with Platinum Roof Protection and serviceable composition shingle roof; complete gutter/vegetation/ventilation maintenance.           |
| 5    | Deck / patio / exterior other-trade scope      | WDO + Home       | High       | Separate other-trade exposure from the WDO source total and obtain focused contractor bids if seller wants price control.                  |
| 6    | Presentation strength                          | Photos + reports | Positive   | Use exterior/front entry, rear deck/patio, kitchen, living and bath presentation to preserve buyer confidence while repairs are organized. |

# Seller Control Strategy

The seller does not need every item repaired to use the advisory well. The control strategy is to decide which items should be repaired, bid, disclosed, monitored, or excluded from pricing totals because the scope is not yet defined.

| Strategy Lane                    | Best Use                                                                              | Items for This Property                                                                                                                         |
|----------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair before listing            | Low-cost or high-objection safety and presentation items.                             | GFCI/exterior outlet cover, smoke alarms, open junction box, garage door safety sensors, vegetation trimming, gutter cleaning.                  |
| Bid before listing               | Larger or scope-sensitive items where pricing control matters.                        | WDO other-trade items, basement/drainage, sump pump, deck/patio repairs, exterior painting/sealing, moisture-related scopes.                    |
| Disclose with documentation      | Known items not being repaired or items better handled with records and transparency. | WDO report/work authorization, roof certification, panel/PV/EVC limitations, attic/crawlspace limitations, environmental/pre-1980 disclosures.  |
| Monitor / maintenance            | Lower urgency items that need stewardship rather than immediate correction.           | Minor foundation cracks, old attic moisture stains, older mechanical systems, filtration, vegetation, ventilation, and roof/gutter maintenance. |
| Exclude from totals until scoped | Unknown, inaccessible, concealed, or specialist-only conditions.                      | Concealed WDO extension, inaccessible attic/crawlspace/deck areas, stored-item limitations, PV/EVC/panel confirmation, roof areas under solar.  |

# Recommended Seller Action Plan

This sequence is intended to keep the seller and listing agent in control. It prioritizes known pricing, high-objection items, bids, documentation, and final disclosure packaging.

| Step | Action                                                                                                                | Purpose                                                                                                                                           |
|------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Confirm the WDO work authorization and decide whether to complete, bid, or disclose the \$22,810 source-stated scope. | This is the known cost anchor and should not be left for buyers to reinterpret.                                                                   |
| 2    | Obtain focused bids for WDO other-trade/open items if seller wants tighter price control.                             | Deck/patio, exterior wood, paint/seal, vegetation, earth-to-wood, gutters, and concealed-extension items can grow if left undefined.              |
| 3    | Bundle high-objection home safety corrections.                                                                        | GFCI, smoke alarms, outlet cover, open junction box, garage door sensors and panel labeling are easier to control as one electrician/safety lane. |
| 4    | Complete roof/gutter/vegetation maintenance that preserves the favorable roof story.                                  | The roof qualifies for Platinum Roof Protection; simple maintenance helps keep that a strength rather than a negotiation target.                  |
| 5    | Clarify moisture/drainage/basement/crawlspace items before MLS if seller wants stronger disclosure confidence.        | Below-grade areas, sump pump, crawlspace, drainage and WDO moisture conditions are likely buyer-sensitive.                                        |
| 6    | Create the disclosure package.                                                                                        | Collect reports, bids, invoices, completion photos, WDO paperwork, roof protection documents, and reinspection notes.                             |

# Report-Specific Advisory Detail - Home Inspection

The home inspection provides the broadest system and safety picture. These tightened ranges are advisory planning tools for visible/scoppable items only, not full replacement budgets or contractor bids.

| Home Inspection Lane                   | Representative Findings                                                                                                        | Tightened Planning Range | Seller Control Recommendation                                                                                              |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Electrical safety                      | Open junction box, exterior waterproof cover, GFCI protection, smoke alarms, garage door safety sensors.                       | \$1,500-\$3,500          | Bundle as one electrician/safety lane. This is a corrective allowance, not a panel upgrade or rewiring allowance.          |
| Site / drainage / moisture             | Tree near foundation, below-grade areas, sump pump monitoring, watering system, ponds, drainage and hardscape observations.    | \$1,500-\$5,500          | Use targeted testing, minor correction, and documentation before buyers inflate hidden-moisture concerns.                  |
| Mechanical / gas / water heater        | Older water heater, HVAC service/filters, split system monitoring, gas shutoff wrench and seismic shutoff valve consideration. | \$1,200-\$4,000          | Service and document existing systems; do not price as replacement unless a contractor identifies failure.                 |
| Fireplace / chimney / interior         | Converted masonry fireplace/chimney, possible Level II review, laundry, doors, finishes and maintenance items.                 | \$800-\$2,800            | Get specialty review or disclose limitations; keep maintenance items separate from true defect pricing.                    |
| Underfloor / attic / garage / railings | Rodent evidence, insulation, attic access limitations, railings, garage moisture/ventilation and unfinished garage walls.      | \$2,500-\$8,200          | Group as inspection/documentation plus selected safety/stewardship corrections. Major reconstruction remains bid-required. |
| Home Inspection Total                  | Tightened total of visible/scoppable home inspection allowances.                                                               | \$7,500-\$24,000         | Replace with source-stated bids if seller obtains contractor estimates.                                                    |

# Report-Specific Advisory Detail - Roof Inspection

The roof report gives the seller a strong positive story because the roof covering qualifies for the Platinum Roof Protection Program. The tightened allowance is for maintenance and verification, not roof replacement.

| Roof Lane                         | Report Position                                                                                                                                         | Budget / Status                  | Seller Control Recommendation                                                |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------|
| Roof covering                     | Composition shingle roof appears relatively new/good; Class-A system; qualifies for Platinum Roof Protection.                                           | Favorable / \$0 repair allowance | Use as positive listing/documentation point.                                 |
| Vegetation near roof              | Foliage growing over or near the roof should be monitored and maintained.                                                                               | \$300-\$900                      | Trim and document maintenance.                                               |
| Gutters / drainage                | Primary gutters require cleaning/sealing/service; screens loose; gutters/downspouts not provided at all roof areas; secondary gutters require cleaning. | \$700-\$2,500                    | Complete cleaning/service or obtain focused gutter bid before rainy season.  |
| Attic ventilation / fans / stains | Vent screens painted over, attic fans not tested, old non-active stains to monitor, and ventilation/insulation considerations.                          | \$500-\$1,800                    | Clean/restore venting, verify fans if desired, and document monitoring.      |
| Open electrical junction box      | Secondary attic open junction box noted in roof report.                                                                                                 | Included in home electrical      | Do not double-count; coordinate with electrician/safety lane.                |
| Roof Inspection Total             | Tightened maintenance/verification allowance.                                                                                                           | \$1,500-\$5,500                  | Keep the roof as a documented strength while handling practical maintenance. |

Roof value statement

The roof should be presented as a documented strength. The tightened allowance is for cleaning, vegetation, drainage, ventilation and verification only.

# Report-Specific Advisory Detail - WDO / Termite

The WDO report is the primary source of hard cost exposure. Source-stated pricing remains separate from visible other-trade items and concealed-extension exposure.

| WDO Lane                                       | Representative Findings                                                                                                    | Pricing Position       | Seller Control Recommendation                                                                                 |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------|
| Active termite / drywood termite / fungus lane | Subterranean and drywood termite evidence, dry rot/fungus damage, surface fungus, and fumigation/treatment scope.          | \$22,810 source-stated | This is the primary hard-cost anchor for seller planning.                                                     |
| Substructure damage and treatments             | Multiple substructure items, including debris, damaged blocking, framing/sheathing, joists/subfloor, and treatments.       | Included in \$22,810   | Complete, bid, or disclose clearly with WDO authorization.                                                    |
| Garage / exterior / deck / fascia / railing    | Garage siding/jamb/trim/fascia/water damage, exterior fascia/rafter/eave damage, porch/rail and deck/patio items.          | Source + other-trade   | Keep priced WDO items separate from contractor/other-trade items.                                             |
| Visible other-trade / Section II / limits      | Earth-to-wood, ventilation, vegetation, exterior paint/seal, gutters, deck/patio other-trade items and inaccessible areas. | \$4,000-\$15,000+ open | Tightened visible open allowance; concealed extension remains TBD and should not be folded into known totals. |

### Seller/lister message

Do not let the buyer invent the WDO number. Use the source-stated \$22,810 total as the anchor, then bid or disclose the visible other-trade exposure separately.

Concealed damage remains open until exposed or priced by a qualified contractor.

# Open Exposure / Bid-Required Items

These items are intentionally separated so the report does not create false precision. The seller can still control them by obtaining bids, documenting limitations, or deciding what to disclose.

| Open Item                           | Why It Remains Open                                                                                                           | Treatment                                       |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| WDO concealed extension             | Multiple WDO recommendations state damage may extend into inaccessible areas and supplemental reports may be needed.          | Bid-required / excluded from known total        |
| WDO other-trade items               | Decking/patio, venting, earth-to-wood, vegetation, exterior paint/seal and gutter items marked other trade.                   | Planning allowance shown; contractor bid needed |
| PV / EVC / panel ratings            | Solar, EV charger, and electrical panel amperage confirmation are outside/limited and need qualified specialist confirmation. | Open verification                               |
| Basement / below-grade / sump pump  | Sump pump not tested and below-grade areas susceptible to future moisture intrusion.                                          | Bid/monitoring lane                             |
| Attic/crawlspace/garage limitations | Stored items, insulation, limited access and finished surfaces limit full evaluation.                                         | Disclosure / optional further inspection        |

| Potential Additional Source                | Reason It May Matter                                                                                                                                      |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sewer lateral camera report                | No separate sewer report was provided. Mature trees and root conditions make sewer scope documentation useful if available.                               |
| Solar / EV / equipment ownership documents | Reports identify PV and EVC components as present but outside inspection scope. Ownership, lease, warranty, and specialist records may affect disclosure. |
| Contractor bids beyond WDO                 | Home and roof planning numbers remain advisory until contractor bids are obtained.                                                                        |

# Disclosure & Documentation Strategy

The listing agent can use this advisory to build a clean transaction file. The goal is not to hide defects; it is to keep the seller organized, price-aware, and prepared before buyer objections are formed.

| Document / Record                      | Why It Helps                                                                               | Status / Next Step                                                  |
|----------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Home Inspection Report                 | Shows the full system and safety context.                                                  | Keep full report available; do not rely only on summaries.          |
| Roof Inspection Report                 | Documents serviceable composition shingle roof and Platinum Roof Protection qualification. | Preserve roof protection information and complete maintenance lane. |
| WDO Report + Work Authorization        | Provides \$22,810 source-stated cost and identifies open other-trade/concealed items.      | Decide complete/bid/disclose strategy.                              |
| Contractor bids / invoices             | Convert advisory allowances into source-stated numbers.                                    | Obtain if seller wants tighter control.                             |
| Completion photos / reinspection notes | Reduce buyer uncertainty by proving completion.                                            | Collect after repairs, especially WDO/safety/roof maintenance.      |
| Seller disclosure notes                | Clarify what was repaired, monitored, excluded, or not evaluated.                          | Keep language consistent with source reports and agent guidance.    |

## Contact & Next Step

The next step is to decide whether the seller wants to complete selected repairs, obtain bids, disclose with documentation, or update the advisory after additional pricing is received.



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### Better Understanding Creates Better Deals.

Use this advisory with the source reports, bids, disclosures, and qualified professional recommendations. Update the planning numbers if contractor bids, completion notices, or additional specialist reports materially change the transaction picture.