



ROOFING

BUILT FOR REAL ESTATE

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Deal-breaking obstacles call for dedicated solutions.

The Problem

Roof issues are one of the most common deal-killers in real estate.

- ⊗ **Home inspectors** flag roofing concerns
- ⊗ **Insurance carriers** deny coverage of risky roof systems
- ⊗ **Buyers** demand inflated credits – or walk away
- ⊗ **Contractors** are slow to respond or provide solutions
- ⊗ **Sellers** hesitate to spend money out-of-pocket to fix issues
- ⊗ **Agents** lose time, leverage, and commission

Our Solution

Eliminate surprises. Maximize value. – Pay nothing until closing.

- ✓ **Receive a roof health analysis** for every listing, within 72 hours
- ✓ **Resolve roof issues** before inspectors/carriers stall the transaction
- ✓ **Sellers don't pay upfront** – we get paid at closing via title
- ✓ **Boost listing value up front and ensure buyer confidence**
- ✓ **Agents stay in control and reduce negotiation fallout**

Pay At Closing

**Get the work done now. —
Pay when the home sells.**

**Perfect for
homeowners
who want to
improve their
home's value,**

**Without the
upfront expense!**

Our Paid-At-Closing option

removes the financial barrier to getting essential roof work done — allowing the seller to protect the home without delay and maximize the home's value.

**Completely handled
by the title company
at closing.**

No upfront cost

No loans or credit checks

No financial stress

No extra steps — the roof invoice is covered from equity, right alongside other real estate closing costs.



How It Works

We've simplified the process so that agents, sellers, and title stay in sync – and roofing never gets in the way of a closing.

1 Listing is Identified

1

Once your listing is live (or coming soon), we're notified by the agent and introduced to the seller so that all parties stay informed during our process.

2 AI-Powered Inspection

2

Within 24 hours, our team conducts a comprehensive roof inspection using our AI-based drone technology and precise condition analysis.

3 Analysis & Recommendations Delivered

3

Within 48 hours, we will meet with agent/seller to review the comprehensive report assessing the condition of the roof, along with our recommendations.

4 Service Options Elected

4

Upon review, the seller approves the desired service options, and chooses whether to roll the cost into closing or pay upfront.

5 Work is Completed

5

Within 1 - 2 weeks (*or after closing), we perform the agreed upon scope of work – ensuring everything is well documented for a clean and timely close.

6 Pay at Closing via Title

6

**if desired*

Once the home closes, the cost of the roof work is paid from the seller's proceeds by the title company – simple, secure, and built into the transaction.

Roof Inspection Outcomes

We classify each roof into 1 of 5 recommended actions

1



No Action Required

The roof is in excellent condition, requires no maintenance or service, and shows strong signs of remaining life.

2



Beautify

A roof soft wash that removes algae, stains, and buildup to improve appearance, longevity, and restore curb appeal.

3



Tuneup

Sealing and waterproofing of key roof areas – where 90% of leaks occur – essential to keep the dwelling protected.

4



Repair

Targeted roof repairs to stop active leaks, replace critically damaged materials, and restore function to the system.

5



Replacement

Complete roof replacement due to age, deterioration, or widespread damage – restoring full protection, and value.

**All service options can to be paid at closing – no upfront cost required.*

The Cost of Doing Nothing

What happens when a roof **over 10 years old** is replaced upfront vs. deferred until the buyer demands a credit?

	Replace Roof Proactively	Replace Roof Reactively
Buyer Perception	New roof = Move-in ready	Problematic roof = Risky & Uninsurable
List Price	\$520,000	\$520,000
Roof Replacement Cost	\$20,000 (paid at closing)	\$25,000 credit requested
Negotiated Sales Price	\$520,000 (full price)	\$495,000 (after credit)
Seller Net Proceeds*	\$500,000	\$495,000
Agent Commission (3%)	\$15,600	\$14,850
Lost Commission from Price Drop	-	-\$750
Broker/Agent Referral Bonus	+\$1,000	-
Total Broker/Agent Earnings	\$16,600	\$14,850
Net Difference For Broker/Agent	+ \$1,750	-

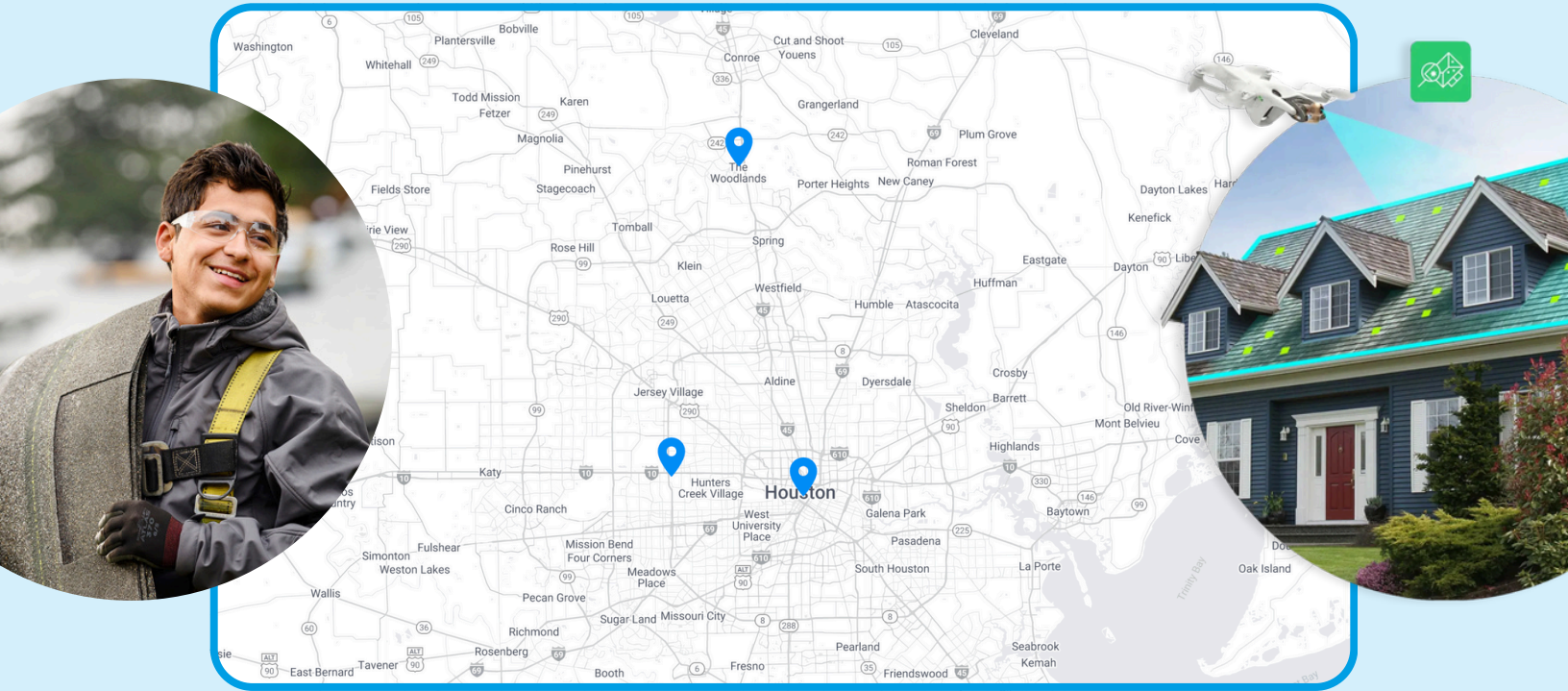
**Figures shown reflect roof-related adjustments only and do not include standard closing costs.*

\$1000 Referral Bonus

When a roof is replaced on one of your listings through our program, we say thank you with \$1000 – simple as that!

*Bonus is paid on completed roof replacements, once closing has funded.





About The Business



At AI Roofing Technologies, we combine two decades of deep industry experience with the speed and precision of AI-powered technology to solve one of real estate's most persistent problems: the roof.

We partner closely with brokers and agents to protect timelines, preserve value, and ensure roofing never holds up the close.

Our roofing solutions are efficient – And with payment options that include rolling the cost into closing, we bring speed, clarity, and trust to every deal.

With offices in The Woodlands, City Centre, and Downtown Houston, we can serve the Greater Houston area with precision and urgency.

Meet Our Executive Team

Roofing Expertise That Streamlines Every Listing



John Carter

Roofing Intelligence & AI

John has spent his career bridging roofing and technology. His leadership has helped to bring AI-powered inspection and roof condition analysis to hundreds of businesses across the country. John makes complex systems simple—replacing confusion with clarity and inefficiency with intelligence.

Kevan Boone

Roofing Solutions & Client Advocacy

Kevan has over a decade of hands-on roofing experience and a deep understanding of real estate timelines. He has overseen thousands of projects and is known for simplifying the process, improving transparency, and leveraging technology to make the experience more reliable for everyone involved.





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