

WHAT YOUR CLIENT RECEIVES

GC-Grade Property Inspection + Budget Report

A licensed inspector visits the property AND a licensed NC GC prices every finding — the dual-layer report an inspector legally can't give you. Items sorted into Mandatory / High-ROI / Disclose & Skip, with paste-ready repair-request language.

PREPARED FOR

Sample · listing-side · Charlotte NC

\$899 standard / \$1,199 rush · NC GC License #107724

HOW TO READ THIS REPORT

Inspection + a GC's price tag

A home inspector tells you what's wrong but legally can't tell you what it costs. This report adds the licensed-GC layer: real dollar ranges, and every item sorted into three tiers so you know what to fix, what pays back, and what to disclose.

TIER	WHAT IT MEANS
1 · Mandatory	Code + loan-killers a buyer's inspector will flag (5–7 day fix guarantee)
2 · High-ROI	Low-cost fixes with positive value-lift math
3 · Disclose & Skip	Too expensive to fix pre-listing — formatted as a credit quote

SAMPLE

EXECUTIVE SUMMARY

The whole picture in one page

LIST-READY WITH 4 FIXES

\$6,100 in Mandatory items · \$3,400 High-ROI upside · \$14K Disclose-and-credit. Net move: fix Tier 1, list.

THE STRATEGY

Spend \$6,100 on the four Mandatory items so no buyer's inspector can re-trade you on them, skip the big-ticket HVAC (disclose + credit instead), and the High-ROI cosmetics are optional upside if the seller wants top dollar.

SAMPLE

TIER 1 · MANDATORY

Fix these — a buyer's inspector will find them

ITEM	WHY IT MATTERS	COST
Double-tapped breakers	Safety + inspector flag	\$400
Missing GFCI (kitchen/bath)	Code requirement	\$600
Active leak under sink	Will worsen + flag	\$250
Peeling exterior paint (N)	FHA/VA loan-killer	\$1,200
Soffit rot (SW corner)	Moisture + inspector flag	\$1,350

5–7 DAY FIX GUARANTEE

When the seller hires Southern Cities for these Tier 1 items, we commit to a 5–7 business-day completion window so the listing date isn't at risk. NC GC #107724.

TIER 2 · HIGH-ROI

Optional — these pay back

ITEM	COST	EST. VALUE LIFT
Fresh interior paint (main)	\$2,400	\$5,000 – \$7,000
Re-glaze tub + re-caulk	\$450	Shows like new
Cabinet hardware + faucet	\$550	Kitchen 'pops' in photos

WE ONLY LIST THE MATH-POSITIVE ONES

Every High-ROI item here returns more than it costs. We deliberately leave off the feel-good upgrades that don't move the appraisal or the photos.

SAMPLE

TIER 3 · DISCLOSE & SKIP

Don't fix — credit instead

ITEM	FULL FIX COST	SUGGESTED CREDIT
HVAC (18 yrs, working)	\$9,200	\$6,000 credit
Roof (8 yrs life left)	\$11,000	Disclose age, no credit
Windows (single-pane, 6)	\$5,400	\$2,500 credit

WHY CREDIT, NOT FIX

These cost more to fix than they return pre-listing. Formatted as an exact-dollar credit, the seller offers a defensible number instead of negotiating from a position of 'we don't know.'

SAMPLE

PASTE-READY REPAIR LANGUAGE

Copy this into your email

FOR THE OTHER AGENT

"Our licensed-GC report identifies four code/safety items totaling \$6,100 that we've elected to complete prior to closing — double-tapped breakers, GFCI protection, an active supply leak, and exterior paint flagged for FHA/VA. For the HVAC (18 yrs, functional) and single-pane windows, the seller is offering an \$8,500 credit in lieu of repair, supported by the attached GC pricing."

WHY THIS WINS

The other side gets specific items, real numbers, and a licensed-GC basis — not a vague 'as-is' or a panic credit. Deals close from clarity, not from fights.

SAMPLE

NEXT STEP

From report to closed

THE PLAY

Complete the four Mandatory items (5–7 day guarantee if we handle them), disclose + credit the big-ticket items with this report attached, and list. Your seller goes to market with no inspection surprises waiting to re-trade them.

This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.

SAMPLE