

Does a New Roof Increase Home Value?

What Homeowners Should Know Before Selling



Why Roof Condition Matters

The roof is one of the first things buyers and inspectors evaluate.

It signals:

- Overall maintenance
- Potential repair costs
- Structural confidence

Even if the home is updated inside, an aging or damaged roof can quickly become a negotiation point. Buyers may ask for credits, repairs, or adjust their offer based on roof condition alone.

Roof Issues That Can Impact a Sale

Even small roofing problems can affect buyer perception.

Common concerns include:

- Missing or curling shingles
- Active leaks or water stains
- Mold or attic moisture damage
- Sagging roof lines
- Roofs near or past their expected lifespan

Your Options as a Seller

If the roof isn't perfect, you typically have three options:

- 1. Make repairs:** Small fixes can improve condition before listing.
- 2. Disclose condition:** Required in most cases, but may affect negotiation leverage.
- 3. Offer a credit:** Helps buyers address repairs after closing without delaying the sale.

When You May Not Need a New Roof

You may be able to sell as-is if:

- The roof has minor wear but no leaks
- The market is competitive with low inventory
- Comparable homes also have older roofs
- You plan to adjust price or offer credits

When a New Roof Makes Sense

Replacing the roof may be a smart move if:

- It is near the end of its lifespan
- Damage is visible or widespread
- You want stronger buyer interest
- You're competing with updated, move-in-ready homes

Not Sure About Your Roof?

Start with a professional inspection.

A roofing contractor can help determine:

- Remaining roof life
- Whether repairs are enough
- Replacement cost
- Risk during inspection or appraisal

Repair or Replace Your Roof with BA Exteriors

BA Exteriors provides comprehensive and honest roof evaluations to help homeowners make informed decisions before selling.

We'll help you understand:

- Repair vs. replacement options
- Condition risks before listing
- The most cost-effective path forward

Contact BA Exteriors to schedule a free pre-listing roof evaluation.

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