

# Sellers' Equity Armor Report

## Pre-Listing Defensive Audit

This Sellers' Equity Armor Report is a strategic asset designed to do one thing: protect your equity from aggressive buyer inspections. By utilizing aviation-grade AI extractions, we identify potential "deal-killers" early, allowing you to lock in your listing price with absolute certainty.

**Mission Profile:** Spindle Point Waterfront Estate

**Mission Objective:** Identify and neutralize potential deal-killers before the buyer's inspector arrives.

**Aviation Advantage:** Utilizing high-resolution AI aerial extractions to verify property integrity and lock in listing-price leverage.

## AI Aerial Advantage Scan (Demo)



**A–K Defensive Audit Findings:** This report provides a data-driven “Clean Bill of Health” for your property, categorizing key assets and delivering defensive insights designed to preserve negotiation leverage.

## ***A–K Defensive Audit Findings***

| <b>Marker</b> | <b>Category</b>   | <b>Score</b> | <b>Defensive Insight</b>                          |
|---------------|-------------------|--------------|---|
| A             | Roof              | 8/10         | Uniform color; verify flashing & ridge health.    |
| B             | Siding            | 8/10         | Tight lines; check seals and screens.             |
| C             | Lawn / Drainage   | 9/10         | Gentle slope; native buffer reduces runoff.       |
| D             | Beach             | 8/10         | Family-friendly entry; maintain edge controls.    |
| E             | Dock Depth (Main) | 9/10         | Deep-water draft verified for all slips.          |
| E             | Dock Depth (PWC)  | 9/10         | Shallow draft safe; confirmed for PWC.            |
| F             | Dock Hardware     | 8/10         | Annual hardware and float review advised.         |
| G             | Hazards           | 6/10         | Visible ledge near swim area; marked pre-listing. |
| H             | Shoreline         | 9/10         | Stone edge stable; monitor winter ice-heave.      |
| I             | Privacy           | 9/10         | Strong screening confirmed via AI scan.           |
| J             | Neighborhood      | 8/10         | Upscale enclave; strong resale support.           |
| K             | Views             | 10/10        | Prime sunset axis; hillside and town glow.        |

**The Equity Armor Strategy:** By presenting this Aerial Advantage Audit to prospective buyers up-front, you eliminate the fear of the unknown that often drives low-ball offers or inflated inspection credits. You are not just selling a home — you are presenting a verified, low-risk investment.