



Dear Mr. or Ms. Smartagent:

I am Joe Funderburk of Alpha & Omega Home Inspections, LLC. I am writing to encourage you to contact me about pre-inspecting your listings. The advantages to your real estate business and your home selling clients are many:

- You can recommend me, a certified NACHI inspector (National Association of Certified Home Inspectors), to do the inspection as opposed to being at the mercy of buyer's choices in inspectors.*
- Your sellers can schedule the inspections at their convenience, direct with me, with little effort on your part.*
- Your sellers can assist me during the inspections, something normally not done during buyer's inspections.*
- Your sellers can have me correct any misstatements in my reports before I generate them.*
- My reports help sellers see their homes through the eyes of a critical, third-party, thus making sellers more realistic about asking price.*
- I will alert you to any immediate safety issues I find before other agents and potential buyers tour the homes I inspect.*
- Repairs made ahead of time might make your listings show better.*
- My reports provide third-party, unbiased opinions to offer to potential buyers.*
- My reports can be used as marketing tools to help sell the homes.*
- My reports might relieve prospective buyer's unfounded suspicions, before they walk away.*
- Seller inspections eliminate buyer's remorse that sometimes occurs just after an inspection.*
- Seller inspections reduce the need for negotiations and 11th-hour renegotiations.*
- Seller inspections relieve you of having to hurriedly procure repair estimates or schedule repairs.*
- My reports might encourage buyers to waive their inspection contingencies.*
- Your deals are less likely to fall apart the way they often do when buyer's inspections unexpectedly reveal problems, last minute.*
- My reports provide full-disclosure protection from future legal claims.*

Of course I always stand ready to perform inspections for your buyers. However, I would like to meet with you in person to explain how I can help streamline your real estate transactions. This seller inspection service I offer might also be used to procure future listings and/or sell homes that are already on the market. Please contact me.

Joe Funderburk

2992 Howell's Ferry Rd.
Hickory Grove, SC 29717
803-925-1502 office / 704-351-8989 cell
Website: www.aohomeinspection.com
Email: jfunderburk@aohomeinspection.com



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