

TRIO/LINK HOME INSPECTION REVIEW GUIDANCE

The home inspection is a critical part of the purchase process. Trio recommends using a qualified third-party inspector not related to the seller or real estate professionals. BPG inspection services is Trio's preferred provider and understands our requirements. Please consult the attached property underwriting guidelines for our minimum requirements.

Buyers should be aware that many sellers may not know the actual condition of the home they are selling and thus may not adequately disclose deficiencies. Once the home purchase is closed, the Buyer is taking on the existing condition of their financed home. Although Trio's financing programs require home warranties and include hazard insurance, the Buyer should be aware that many deficiencies and future repairs may not be covered.

It is Trio's recommendation that the Buyer (at a minimum) address all deficient items flagged by the inspector that are health and safety issues as well as any items that could indicate water or electrical damage of any kind or that the plumbing, furnace / air conditioning systems could be at risk of failure. Pay particular attention to deficiencies noted for roof, foundation, siding, windows and site drainage as water damage is rarely covered by insurance.

All Buyer-inspector noted structural deficiencies should be reviewed by qualified professionals prior to accepting the home for financing.

Should the Buyer proceed without verifying completion of the repairs, the Buyer is accepting the deficiencies as part its ongoing obligations. By conducting any review, Trio is not taking on responsibility for items not noted, rather Trio is simply reviewing the inspection for its own diligence. Buyers should be engaged directly with their real estate professionals and home inspector on responses. Should the Buyer wish for Trio to review anything in particular, please email closings@thinktrio.com.

The following guidelines are intended to assist the Buyer address significant items of their inspection report that should likely be reviewed and repaired prior to closing. Trio recommends the Buyer use their judgment as well as the judgment of their real estate professional, engaged home inspector and other experts in making a final decision on whether to proceed with their home financing with the Seller's agreed upon remedies. The guidelines presented below are merely for generating the discussion between the Buyer and its local professionals and are not intended to be exhaustive.