



OFFERING QUALITY HOME INSPECTIONS TO S.E. AZ

Dear Customer,

We at TRW INSPECTIONS appreciate your business and sincerely hope that your home inspection has been informative and your home buying experience has been a pleasant one. TRW Inspections is licensed to use INSPECTVUE computer software to generate your inspection report. The software and hardware we use to generate your report is state-of-the-art. Your report will be broken into different categories and will include digital pictures. TRW Inspections is owned and operated by Travis R. Weddle, Arizona State BTR #40677. If for any reason you have questions regarding your report or your new home please feel free to call any time.

Although we strive to do the most thorough and complete home inspection possible, please keep in mind that we are giving an opinion based only on a visual inspection. We give no warranty on any component that we inspect, our inspection is a “stamp in time” what works or does not leak today may leak or not work tomorrow. Our home inspection is not intended to be an engineering report or to be technically exhaustive. Our main purpose is to identify **major deficiencies** (defined as more than \$500.00 in cost-to-cure), or items which, in the opinion of the inspector, you need to know about, such as health or safety issues. These issues are referred to as “**components or conditions needing service**” and are highlighted blue in the report. Also Highlighted in blue are “**Components needing Maintenance type service done**” and “**Components to monitor and service as needed**” Items needing immediate attention also include blue text. Items under the Needing Service heading will also be in the Summary report while the others can be found in the full inspection report. Items not needing service and are for your information only are referred to as “**informational conditions**” and are highlighted in green. All minor problems or informational conditions have black text. Under your third tab you will find a glossary of terms that you may find in your report. Under the forth and last tab we include the Arizona State Standard of practice, which will tell you what is expected of a home inspector. Also included in your report binder is a CD, which has your entire report on it. I hope we have made it easy to read and understand the report on your new home.

We encourage you to use our survey to verify the physical condition of the building, and not as a bargaining chip or a negotiating tool. We are not appraisers. We have no knowledge of how much is being paid for a property. Thank you for not asking us to determine property value. Consult with your appraiser or real estate salesperson to put the property condition into the proper perspective for you purchase.

We can also be a helpful future reference and your fax and telephone consultations are free for as long as you own your home. If you ever have a question or need advice about you home, please call us. We can also furnish you with a “Sellers Inspection Survey” to assist you in successfully marketing your home when you sell it in the future. Also we can check on repairs made by your seller as a follow up service for you before you close on this home, for a reasonable additional fee.

Again, thank you for your business. We strive for the best possible customer service and we appreciate it when you tell your friends and associates about our services.

Sincerely,

Travis R. Weddle
TRW Inspections