

# What You Need To Know About Home Inspections Audio



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Contrary to what most people believe, a home inspection is composed of not just one inspection. Depending on the type of financing you choose, there should be at least two to three separate inspections on the home you want to purchase. Before you get a real professional to examine your house for you, conduct your own basic inspection. That counts as the first inspection. The second is to get a professional whole-house inspection by a home inspector with a good reputation. The third one is optional. If your financing consists in a government loan like the FHA perhaps, or the VA, then the third inspection should come around the time of the appraisal. Though not really a home inspection, as most people claim, it does account for a bit of a mini-inspection, so to speak. To Home Inspect? Or Not to Home Inspect? How Important is a Home Inspection? The value and necessity of an extensive home inspection cannot be emphasized enough. Many home buyers today are spending enormous amounts of their money in repairs alone because they thought dispensing with a home inspection could save them what? \$200? \$300? A good home inspection costs right about that much. But its hardly much considering the thousands of dollars youll be spending replacing that leaky roof because at the time of purchase no home inspector

was there to point out that the house only had months of roof life. Another reason, besides saving money, could be that these people simply just dont know any better. Sure, home inspection is essentially dispensable. After all, it wasnt always around in the real estate business, was it? Its only now that it has become a trend. But pause for a while and ask yourself the reason behind such a trend. When you are buying a new house, you are not just buying the structure with all its systems, upgraded or not. You are, in fact, buying a home and a home cant be a home if it doesnt give you the peace of mind you need. Leaky roofs, foundation cracks, flooding basements, inadequate ventilation, faulty pipe systems all these work against your peace of mind. That is why before making any offer to purchase, make sure that the contract is contingent

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