

# REAL ESTATE 101

**Q: Do I need to get a home inspection?**

**This house is in great shape!**

**A:** As a home buyer, it's usually in your best interests to get a home inspection. You want to know the true condition of the house you're buying, even if everything appears to be in order. A whole-house inspection will be fairly thorough, checking the roof, foundation, plumbing, electrical, & all the major systems. If you end up with a clean inspection, you have peace of mind knowing that your house is in good condition. But oftentimes, an inspection will turn up issues that aren't visible or easy to see. Your loan may dictate that you get some type of inspection – for instance, an FHA loan will require you to get a termite inspection. The condition of the house may also call for a specific inspection – foundation (structural) & roof are two of the most commonly required (the lender wants to ensure they're loaning money on a house that's in good condition!) Ultimately, the choice to hire a home inspector is always yours – there are no laws mandating that you *have* to get a whole-house inspection, but it's usually money well spent.