

## Home Inspections

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While home inspections involve extra costs and typically are optional, you should still get one if you're serious about a particular home. A home inspector evaluates the structure of the house, and gives feedback about systems such as the roof, plumbing, electrical system, heating and air conditioning units, insulation, doors, windows and more. Without a good home inspection, you could find yourself moved in and dealing with a leaky roof, bad heating or worse.

HUD recommends that an offer should be contingent on a home inspection. As the buyer, you cover the cost of the inspection. If you're unsatisfied with the results, you may ask the seller to pay for certain repairs or to lower the price, or you may decide to walk away from the deal.

If you do decide on a home inspection, your realtor can recommend a professional home inspector.