Timed Outline
For DRE Course # 3933-1007
Consumer Protection Category

What EVERYONE Needs to Know about Home Inspections

Segment 1: 15 minutes

1. **What Everyone NEEDS to Know About Home Inspections**
   - (Title page) - Presented by CREIA
2. **What is a Home Inspection?**
   -A home inspection is legally defined in the California Business & Profession Code.
3. **Pre-1984 Real Estate Transactions**
   -3 points describe pre-1984 transaction conditions.
4. **Eaton v. Strassberger (upheld 5-31-84)**
   -The landmark lawsuit that changed disclosure requirements significantly.
5. **Easton Implications**
   4 points describe the key changes in disclosure as a result of this lawsuit.
6. **1985 - SB986**
   -A Senate Bill that added further disclosure requirement regarding work done without permits.
7. **1986 - SB1406**
   -The Senate Bill that led to Civil Code 1102 that mandated the Transfer Disclosure Statement (TDS) and who could make "Substituted Disclosures".
8. **Home Inspection Legislation**
   -Many bills were proposed over the years that never passed.
9. **Home Inspection - Like a Physical Check-Up**
   -The home inspector looks for problems or symptoms and may make recommendations much like a generalist.
10. **Home Inspection - Like a General Practitioner**
    -5 points regarding the differences between home inspectors

Segment 2: 15 minutes

11. **The Home Inspector**
    -4 good questions to ask in qualifying an inspector.
12. **Is your Home Inspector Insured?**
    -4 points regarding insurance
13. **Home Inspection Report I**
    -2 points from the Business & Professions code (law) regarding a Home Inspection Report.
14. **Home Inspection Report II**
    -The definition of a Home Inspection Report from the CREIA Standards of Practice.
15. **Home Inspection Report III**
    -5 points describing the different formats of a home inspection report.

Segment 3: 15 minutes

16. **The 4 D's**
    -The four key elements that should be include in a home inspection report.
17. **The 4 D's (con't.)**
    -3 points regarding recommendations for discovered defects
18. **Request for Repairs**

-Paragraph 10 of the California Association of Realtors (CAR) form Residential Purchase Agreement (RPA-CA) contractually defines how repairs are to be handled.

19. **Request for Repairs (con't.)**
    -Further defines how repairs are to be performed, documented, and verified.
20. **California Law for Home Inspections**
    -5 points regarding the current law in effect
21. **Section 1 (Preamble)**
    -The opening paragraph in the law that states the reason for the law and recognizes the standards of practice and code of ethics of CREIA and ASHI.
22. **Code of Ethics**
    -3 provisions in the law regarding specific ethically prohibited actions.
23. **Statute of Limitations & Additional Info**
    -3 points regarding the four year statute of limitations, energy inspections, and where to get the legal text from the State of California website.
24. **California Licensing**
    -The current state of licensing in California, and the question, "How do you qualify a home inspector?"

Segment 4: 15 minutes

25. **CREIA**
    -6 points describing CREIA and how to find a CREIA inspector
26. **CREIA's Educational Mission**
    -3 points describing CREIA's educational mission and requirements
27. **CREIA Members**
    -5 points describing CREIA membership requirements, testing, and designations
28. **CREIA Standards of Practice I**
    -3 points regarding the CREIA Standards of Practice; when they were adopted, revisions, and where to view the text (at www.creia.org).
29. **CREIA Standards of Practice II**
    -3 points regarding the CREIA standards of practice regarding the definition, the purpose, and the scope of an inspection
30. **CREIA Standards of Practice III**
    -Lists the specific areas and systems to be inspected, and certain exclusions with each.
31. **Look for the Logo**
    -This is the protected logo of the California Real Estate Inspection Association (CREIA). Only qualified members may use it on their business cards, marketing materials, etc.
32. **Look for the Badge**
    -All qualified members in good standing are given a new badge annually. NOTE: A photo badge is optional.