

CREIA = QUALITY

VISION

To protect lives, health and investments

MISSION

The California Real Estate Inspection Association promotes excellence in the real estate inspection profession and is committed in supporting every member in achieving the highest level of expertise in the industry.

VALUES

- **Integrity** – No cutting corners, no compromise, persevering
- **Competence** – Professional knowledge and expertise
- **Belonging** – Among the leaders advancing high standards through collaboration
- **Passion** – For serving and protecting our clients

CREIA = TIER ONE INSPECTORS

Unsurpassed testing; Unmatched training and education requirements; Industry leading performance Standards of Practice and Code of Ethics – That's why California Law specifically mentions CREIA as an industry benchmark.



CREIA IS DEDICATED TO CONSUMER
PROTECTION AND EDUCATION.

GO TO
WWW.CREIA.ORG/FIND-AN-INSPECTOR
TO LOCATE A QUALIFIED
CREIA INSPECTOR NEAR YOU.

FOR A LIST OF CHAPTER MEMBERS
FROM A SPECIFIC CREIA CHAPTER,
PLEASE EMAIL US AT INFO@CREIA.ORG

HOW TO
CHOOSE
A HOME
INSPECTOR



CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

1540 River Park Drive, Suite 211. Sacramento, CA 95815

P 916-634-4219 • INFO@CREIA.ORG

WWW.CREIA.ORG



Home inspections provide an important independent evaluation of property. At present, anyone can claim to be a home inspector. Therefore, buyers must exercise extreme care and cautious consideration before hiring a home inspector. Select your home inspector with the following criteria in mind:

PROFESSIONAL AFFILIATION

In California, there are standards for home inspectors that have been enacted by the California Real Estate Inspection Association (CREIA). Membership in this professional association requires obtaining initial training, passing rigorous exams, mandatory adherence to professional standards of practice, and participation in ongoing continuing education (30

hours per year). When you choose a home inspector, you should specify membership in CREIA. Inspectors who claim adherence to CREIA standards but who are not actual CREIA members are avoiding professional accountability and should be viewed with caution. Look for the CREIA badge!

INSPECTION EXPERIENCE

Of paramount importance is an inspector's actual level of direct experience in the practice of home inspection. The experience that matters most is specific home inspection training and experience, rather than building experience.

SAMPLE REPORT

The proof is in the product, so be sure to request a sample report. What you're looking for is a format

which is not only detailed and comprehensive, but which is easily interpreted and which makes a clear distinction between defective building conditions and "boiler plate" verbiage. Some reports are so heavily loaded with general building information and liability disclaimers, that pertinent information about the property is obscured.

LET THE CHOICE BE YOURS

When choosing a home inspector, let the final selection be your own. Don't rely on others to make the choice for you. What you want is the most meticulous, detailed home inspector available—the one who will save you from costly surprises after the close of escrow.

Home inspection fees vary widely. Lower fees may indicate an inspector who is new to the business or does not spend sufficient time performing the inspection. A home is the most expensive commodity you are likely to purchase in a lifetime. One defect missed by your inspector could cost 100 times what you save with a bargain inspection. The best method of price shopping is to shop for quality. Since 1976, CREIA, a non-profit corporation has been providing education, training, and support services to the real estate inspection industry and to the public in the State of California. Inspectors must adhere to CREIA's Code of Ethics and follow the CREIA Standards of Practice developed by the association. CREIA requires its members to successfully pass a written test of property systems and complete 30 hours of continuing education each year. Members can accumulate credits through various sources of education including monthly chapter meetings, conferences, and other approved activities. Educational topics cover a variety of technical subjects including updates and advances that affect property inspection and the business of real estate inspection.