



## HOW TO CHOOSE A HOME INSPECTOR

Home inspections provide an important independent evaluation of your property. At present, anyone can claim to be a home inspector. Therefore, buyers must exercise extreme care and cautious consideration before hiring just anyone. 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 a rigorous testing exam, 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.

**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.

**AVOID PRICE SHOPPING.** 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.



CREIA is dedicated to consumer protection and education. To locate a qualified CREIA inspector near you, visit the CREIA Website at [www.CREIA.org](http://www.CREIA.org) for CREIA's online Find an Inspector tool.

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