



## RETAINING A HOME INSPECTOR

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### **CREIA Offers Top Ten Tips for Retaining a Professional Home Inspector**

The California Real Estate Inspection Association (CREIA) offers the following tips on retaining the services of a professional home inspector.

1. Talk with three or more inspectors before making your decision; question them as to their training, how long they have been performing inspections and how many inspections they have completed. Check references.
2. Ask for a sample home inspection report.
3. Find out how knowledgeable and familiar the inspector is with your neighborhood and similar homes.
4. Make sure the inspector will allow you to attend the inspection and provide time for you to discuss the report when it is completed.
5. Don't confuse a background in construction trades, general contracting, engineering or other building fields with the qualifications of a properly trained and experienced home inspector.
6. Make sure the inspector has access to the entire home and that all the utilities are turned on.
7. Ask questions before, during and after the inspection to gain a full understanding of your home's systems and components.
8. Compare the inspection report to the seller's and real estate agents' disclosure statements; differentiate whether problems listed are material defects or cosmetic issues.
9. If an inspector offers to repair any problems that are discovered, it is a violation of state law.
10. Inquire if the inspector is a member of the California Real Estate Inspection Association (CREIA).