



California Real Estate Inspection Association (CREIA) Press / Media Information

CREIA Explains Common Myths & Realities About Home Inspections – Part Six

Courtesy of the California Real Estate Inspection Association (CREIA)

October 2006 (Palm Springs, Calif.) - In an ongoing series during its 30th anniversary year, the California Real Estate Inspection Association (CREIA) cautions home buyers and sellers, as well as all individuals involved in real estate transactions, that there are myths and misconceptions associated with retaining the services of a professional home inspector. CREIA presents Part Six of the continuing series "Myths & Realities about Home Inspections". An additional listing of common myths can be found online at www.CREIA.org.

Myth: You don't need to present at an inspection.

REALITY: Neglecting to attend a home inspection can be a big mistake, often giving rise to needless questions and misunderstandings. The best way to be informed about a house is to attend the inspection. It is also a great way to learn how to operate your systems as well as finding out about their current condition. A professional inspector will want you to be present during the inspection to familiarize you with the home's systems and point out specific conditions outlined in the report. A complete inspection report can assist buyers with future maintenance scheduling. Remember, if the inspection report contains information that is not understood, contact the inspector for further explanation.

Myth: You should always hire the inspector recommended by your REALTOR®.

REALITY: When choosing a home inspector, let the final selection be your own. Don't rely on others to make the choice for you. New and inexperienced inspectors are often able to obtain professional recommendations, regardless of their actual levels of thoroughness, competence, or lack thereof. 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. You can locate quality inspectors that have been tested and maintain mandatory educational annual requirements by visiting www.CREIA.org – a nonprofit educational organization.

Myth: You don't need a professional inspector when you can do it yourself.

REALITY: Even the most experienced homeowner lacks the knowledge and expertise of a professional inspector who has training. An inspector is familiar with general construction practices, maintenance and inter-relationships of these elements. Above all, most consumers find it difficult to remain completely objective and unemotional about the property, and this may lead to a poor assessment.

Myth: All inspector organizations are the same.

REALITY: Not so. It is an unfortunate repercussion of the Internet's wide reach that many consumers are being misled by the wide disarray of home inspection organizations all clamoring for a piece of the real estate transaction. However, since 1976, CREIA, a non-profit voluntary membership organization has been providing education, training, and support services to the real estate inspection industry and to the public. Inspectors must adhere to CREIA's Code of Ethics and follow the Standards of Practice developed by the association. These Standards of Practice have been recognized by the State of California, and are considered the source for Home Inspector Standard of Care by the real estate and legal communities. CREIA requires its members to successfully pass a written test of building systems and complete 30 hours of education each year. Members can accumulate credits through various sources of education including monthly chapter meetings, conferences, and other approved activities. CREIA keeps records to ensure that members are complying with the requirements. Educational topics cover a variety of technical subjects including updates and advances that affect property inspection and the business of real estate inspection. Celebrating 30+ years, CREIA is the largest and oldest state inspection association in the country.

Make sure you retain the services of a qualified inspector who is trained and experienced in home inspection. It is also very important that your inspector be a member of a professional association such as CREIA to ensure qualifications and continued education. Since 1976, CREIA, a non-profit voluntary membership organization has been providing education, training, and support services to the real estate inspection profession and to the public. Inspectors must adhere to CREIA's Code of Ethics and follow the Standards of Practice developed and maintained by the Association. These Standards of Practice have been recognized by the State of California, and are considered the source for Home Inspector Standard of Care by the real estate and legal communities.

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This information is brought to you by Noteworthy Property Inspections, your local Professional Home Inspector.

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