

The Home Inspector “*The Buyer’s Protector*”

Did you know there are no licensing requirements for Home Inspectors in the State of California? Virtually anyone willing to print a business card can call himself a Home Inspector regardless of experience and qualifications. It is the responsibility of the Buyer to research the background of any potential Home Inspector under consideration. The State does require a Home Inspector to follow the approved Standards of Practice. The Standards are the minimum amount of system evaluation necessary to qualify for a Home Inspection. Even though anyone can perform a Home Inspection, they are required to conform to the Standards of Practice.

The surest way for a Buyer to be assured of receiving a proper Home Inspection is to hire only inspectors who are a member of an recognized inspections association. There are several associations active in the State, each with varying degrees of membership requirements. Some require little more than passing an online test and sending in a check. Other associations require a strict adherence to the Standards of Practice and mandatory continuing education to maintain membership. In my opinion, there are only two inspection associations in the State worth consideration; ASHI, the American Society of Home Inspectors, which is a national organization, or CREIA, the California Real Estate Inspection Association which is a state specific organization. Both organizations are very similar with comparable continuing education requirements and each association requires the candidates to pass a written test to gain full membership. The primary difference is that ASHI is a national organization, and CREIA is a State only organization. In my opinion, CREIA is the superior organization as it solely represents the interests of the State of California. Here are the reasonably available associations in California.

National Association of Certified Home Inspectors (NACHI)

Unknown Chapter location

18 hours of non-confirmed continuing education each year

American Institute of Inspectors (AII):

1 Chapter in the Sacramento area

8 hours of continuing education each year

National Association of Home Inspectors (NAHI):

About 60 members statewide

8 hours of continuing education each year

American Society of Home Inspectors (ASHI):

About 200 members statewide; about

100 members with joint membership with CREIA

30 hours of continuing education each year

California Real Estate Inspection Association (CREIA):

With 1200 members Statewide with chapters throughout the State
30 hours of continuing education each year specific to California's needs

It is clear by the membership count that the premiere organization is the California Real Estate Association. I know from personal experience the membership test for CREIA was much more difficult than both my Real Estate Brokers license and my California General Contractors license. With 25 years in the construction business and over 350 completed homes I figured the exam would be a cinch. It was lucky I studied or I would have never passed the exam. By using a CREIA inspector member the Buyer can be reasonably assured of obtaining a proper Home Inspection.

Does the inspector belong to a trade organization? Does the inspector carry any supporting licenses? What is the inspector's work history? How many inspections has the inspector performed? These are some of the questions the Home Buyer should be asking prior to hiring a Home Inspector.

If you have any questions about my comments or anything else regarding Home Inspections I can be emailed at HomeInspect2020@aol.com.

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