



A Little About CREIA and Preparation for Your Home Inspection

consumer protection and promoting public awareness. CREIA requires its members to successfully pass a written test of property systems and complete 30 hours of education each year.

Members of CREIA wear a badge that identifies that person as a qualified Inspector Member of the California Real Estate Inspection Association.

CREIA members may not:

- (a) Use the inspection as a vehicle to obtain repair or related work on the building;
- (b) Reveal the contents of an inspection report to anyone but the client without the client's consent;
- (c) Be involved in any real estate activity from which they might benefit financially as a result of their inspection work;
- (d) Offer an opinion or evaluation on any subject which they are not sufficiently familiar and experienced.

Preparing for a Home Inspection

"Seller shall make the property available for all buyer investigations. Seller shall have water, gas, electricity and all operable

pilot lights on for Buyer's investigations and through the date possession is made available to Buyer." (Excerpt from: Paragraph 9B of the California Association of Realtors® California Residential Purchase Agreement)

Having everything ready for the inspection can prevent unnecessary delays. For liability reasons home inspectors do not move personal belongings. Most home inspectors will charge an additional fee if they must return to the property to inspect items which were not accessible.

The seller should verify that:

- All utilities are on
- Pilot lights are lit (The gas provider will usually light pilots at no cost to the owner)
- Attic access is clear of clothing or stored items
- Crawl space entrances are not blocked or nailed in place
- Water heaters are accessible
- Furnaces are accessible
- Sinks, showers and bathtubs are clear of dishes or personal items
- Built-in appliances are free of stored items and can be operated
- Electrical panels are accessible and not

locked (Electrical sub-panels inside the home are often painted and removing the cover will mar the finish. The seller's agent should ask the seller to grant permission to the inspector to remove the panel cover to look for life/safety issues)

- Areas or items to be inspected are freely accessible
- Pets are secured (Unsecured animals should be removed from the property or secured in an area that will not need to be inspected if the seller (or occupant) will not be present)

**Information for this article was provided by CREIA and Richard Grunder.*

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