

Opposition to H-7015 as Written.

Good afternoon committee members,

My name is David Grudzinski, I have been a home inspector for 20 years. I have been in the construction trade for over 30 years. I am a former firefighter who was injured in a fire and had to leave the fire service. I am a board member of the contractors registration and licensing board. I hold 6 licenses and 5 certifications related to conducting home inspections.

Myself and another home inspector board member worked on getting home inspectors licensed for nearly 2 decades. Once that was accomplished, we wrote the home inspection standards of practice, the ethics, and the home inspection regulations. These regulations were modeled after the national inspection standards used in all 50 states, 31 of which are licensed. The states that are not licensed follow the national standards as a guide. These regulations dictate what the inspector is required to do, and what the inspector is prohibited from doing.

The American association of home inspections (ASHI) and the National association of home inspections (NACHI) are the 2 organizations that train and certify home inspectors. They provide quality training, continuing education, testing, and certification in all aspects of the home inspection industry. They also prepare inspectors to take the National home inspector exam in order for the inspector to obtain licensing. The National home inspector exam is a very difficult independently proctored exam.

When the Rhode island home inspector regulations were written, they were written by a small sub committee consisting of Myself, My fellow home inspector board member, the executive director of the Contractors licensing board, 2 different special assistant attorneys general, The chief of building inspections, and a senior building official and fire professional. We modeled the regulations after the national inspection standards, and then made some state specific rules. We made the Ethics some of the toughest in the country, including conflict of interest prohibitions, and we prohibited any monetary compensation or gratuities to and from real estate agents, contractors, and other referrals. We also prohibited any inspector from doing any work other than inspections on any property they inspect for 1 year. Violations of these prohibitions come with steep fines or loss of license.

These regulations went through the entire state approval process, including review by ORR, secretary of states office, public comment period and then unanimously approved by the full contractors licensing board. Not a single objection was ever raised. The controversy with the electrical board was investigated while we were writing the regulations by the senior building inspector who spoke directly to the state electrical inspector and it was determined that home inspectors do not work on or repair electric, and as long as we just conduct inspections, we are in no conflict with any laws.

State statute 5-6-2 was written in 1942, and established laws requiring electricians to be licensed. The law specifies installing, repairing, removing, and working on electrical systems and equipment. It does not address inspecting electrical systems because it was written 40 years before home inspections existed. Home inspectors do not install, remove or repair electrical systems, we are just inspecting it for safety. We are ensuring the electrical system is operating as intended, is safe for the occupants, and we identify safety issues so the client can be aware of, and seek correction of defects that could lead to loss

of life and loss of property. We document the defects in our report and we recommend further evaluation and repair by a licensed electrician.

The electrical portion of the home inspection is a critical portion of the inspection process. Around 90% of homes are found to have electrical safety hazards, defective devices, unsafe wiring, unsafe electrical panels including burned wires, melted wires, burned breakers, damaged electrical outlets, water in the electrical panel, rodents in the electrical panel, or wiring damaged by rodents. Every inspector has photos of unsafe electrical that they see daily. This inspection process is a life safety aspect of the home inspection process by trained, certified, licensed and insured inspectors.

Mortgage lenders and insurance carriers often rely on, and request copies of the home inspection report in order to determine approval for lending and insurance coverage. They want to know the property is safe, and their investment is safe. We are required to identify the age and type of wiring in the home. We are required to identify if the home has active knob and tube wiring, substandard wiring, damaged or spliced wiring, defective equipment, alterations by a home owner that makes the electrical system unsafe. We are required to visually inspect inside the electrical panel, test electrical outlets and Ground fault outlets near water. The most common defects found in homes are from unlicensed and unskilled people making alterations to the electrical devices which has created life safety hazards.

Attached in my packet for the committee to review is a position statement from the President of the American Association of home inspectors, a fire study from the NFPA on electrical fires, signed letters of support from realtors, a petition with over 100 signatures.

Please support an amendment to bill 7015 so home inspectors can continue protecting our clients and saving lives.

Thank you.

Respectfully,

David Grudzinski

ASHI /ACI cert # 249089
Inter-Nachi Cert# 21071349
HUD/FHA/VA cert# H-145
RI DEM SEPTIC #090906
RI Home inspector#43679
RI Pest control license #6733
RI Analytical license CRM-00045
RI-Radon business RTB-00076
RI- Radon measurement RI-111
NRPP/NEHA #104893RT
RI Well water license-pwt-0015