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Sent: Monday, September 19, 2016 8:53 PM
To: Wayne Crawford <Wcrawfor@pahousegop.com>
Subject: HB 1421 hearing

I am an ASHI Certified Home Inspector for almost twenty years and was around the last time licensing was thought of by a Senate bill lead by Senator Greenleaf. It resulted in Act 114 of 2000 I guess you know.

Almost all home inspectors throughout the country are certified members of nationally excepted associations to promote excellence in the profession and create Standards & Code of Ethics for home inspectors everywhere. They also offer continuing education also. These standards, American Society of Home Inspectors (ASHI), National Association of Home Inspectors (NAHI), and others are the backbone of the home inspection profession and should not be voided by this bill.

Also, home inspectors are not responsible for environmental issues because most inspectors are not trained nor do not have the equipment to perform the needed testing to verify the existence of say, asbestos, lead, mold or any other pollutant during a non-evasive, visual inspection.

According to all real estate guidelines, and all current home inspection guidelines environmental issues are not within the scope of a professional home inspection. Home inspection contracts will all need to be changed if environmental issues becomes a great liability for all home inspectors if this should become law.

I have inspected well over 5,000 properties in the last 20 years and have seen all kinds of dark, nasty looking stains in basements that may or may not be some sort of mold growth. But who knows for sure unless a sample is taken and sent to a lab for analysis. This is also true for asbestos and lead. In fact, a contractor must be licensed by the state of Pennsylvania by the department of Labor & Industry. So legally, no home inspector is allowed to test for lead or asbestos without the other state licenses. That is over the edge. Home inspectors should report on what appears to be mold, asbestos, lead or any other hazard and recommend further evaluation by a certified testing company. However, so of these hazards are not visible at the time of the home inspection.

Please except these comments as the opinion of a veteran PA home inspector and Republican Committeeman looking out for the consumers of Pennsylvania.

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