



BENCHMARK PROPERTY INSPECTIONS LTD.

Senate Commerce Committee
Room 548-S

February 16, 2019

RE: Kansas Home Inspectors Professional Competency and financial Responsibility Act.

Madam Chairman Lynn and Members of the Committee:

My name is Jeff Barnes I have been inspecting residential and commercial properties in the Wichita area for over 30 years and was the director of the Kansas Home Inspectors Registration Board while in force under KSA 2008 supp. 58-4501 – 58-4512 (HB 2260). My testimony today will to discuss how well this legislation functioned.

At the time this bill was brought forward and worked, there were no regulation in our industry and we had numerous individuals conducting home inspections in Kansas with no background in any construction trade and many had, at most, an internet based seminar course on how to do home inspections. After just a few hours on the internet, these individuals were released on the unknowing public to provide a service that would directly affect the client's finances, health and safety for years to come. The Kansas Home Inspectors Registration Board was task by the statute to implement the bill and develop rules and regulations that would not only provide the nonexistent consumer protections and minimum standards needed in our industry, but to also develop testing and training processes that would insure a viable inspection industry, provide a standard to help new inspectors enter the industry and provide a sounding board for customer complaints.

Although there were a few in the north east part of the state and from out of state opposing the legislation, none of their concerns proved to be an issue. In fact, the legislation worked just as it was designed. It provided our industry the support it needed through minimum training standards, a standards of practice to help provide consistency of service, consumer protection for both buyers and sellers, and a place to voice consumer grievances.

The bill before you today is the same bill that has been passed overwhelmingly twice in the past, with only a few technical updates and the addition of a criminal background check requirement. This bill has been tried and tested and proved to be exactly what it was designed to be. It is my hope, that with your support, this legislation will once again receive the warm reception in both chambers that it enjoyed in the past, and inspectors in Kansas can once again work within a level playing field in both rural and urban environments and consumers can enjoy better trained, constant and responsive inspectors and inspection industry.

Thank you for the opportunity to provide testimony for this bill.

Jeff Barnes