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To the Committee regarding SB 168

I am in favor of the present bill for the following reasons:

Consumer protection. The home inspection client has a right to expect at least a minimal level of knowledge and competence in a home inspector they hire. This bill establishes that inspectors have specific training or experience and have demonstrated such by passing a test or having been in the business long enough to accumulate that knowledge. Inspectors are to work using a professional Standard of Practice. Inspectors have a limited financial responsibility for their work, not as a guarantee, but to protect against error or omission.

Protects inspectors from substandard competition. At this time, anyone can be a home inspector in Kansas. They can undercut prices by providing a low quality product. They may not work to any Standard so the real estate community gets inconsistent home inspection results. This is one of the main reasons the Realtors are in favor of a home inspector regulation bill. It might limit those fly-by-night inspectors who don't want to meet the requirements of this bill.

This bill is fair. It doesn't put a huge financial burden on the home inspector. It provides a fair method for new inspectors to enter into business. Most other states have some kind of regulation for home inspectors. This bill is similar or better than those. It is essentially the same bill we had in place a few years ago that worked well.

People who are against this bill argue that it is unnecessary because the public isn't being harmed. This bill helps keep it that way. Others feel that we shouldn't have to be regulated because, in many areas, the builders and contractors making the houses don't have to be and that there aren't even any building codes enforced. That makes it more important that a knowledgeable home inspector help potential buyers find out as much as they can about their chosen house so that they can make educated decisions and negotiations and protect them from serious defects and safety concerns in that house. The minimal qualifications listed in this bill help assure buyers that they are getting someone with the proper knowledge base.