

To: Senate Commerce Committee Members

RE: Home Inspection Licensing Bill SB-176

From: Affordable Home Inspections KC - (816) 872-8097

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Legislative Committee Chair Heartlands Regional Chapter of InterNACH

I was asked by Senator Holland to sit in on a group of Industry Representatives, to discuss and write a Home Inspection Registration Act. I had worked previously on the 2008 Licensing Bill on the Standards of Practice Committee. So I have been thru this process before. The current Industry Representatives Group, has met several times in Topeka and recently, had our last meeting on Zoom.

KAR's (Kansas Association of Realtors) Lobbyist, took notes, and said he would update and write a working document, that we used. We worked together, but, the final Document submitted, is NOT a joint consensus, of all those involved, and most of the Inspectors in the Heartlands Regional Chapter of InterNACHI, take issue with the Bill as written.

Our main concerns are a LACK of Consumer Protection as outlined below:

- Engineers and Architects are EXCLUDED from most provisions of the act (especially MANDATORY insurances, they are NOT, being prohibited from LIMITING their liability, (and all engineers that I've seen limit their liability to something like the FEE PAID or \$500) even if they are performing the same Home Inspection, as a Licensed Home Inspector. This creates a unlevel, unfair playing field for the other home inspectors in this industry.
- The Kansas consumer will be confused as to what to expect from a Home Inspection and proper recourse for dissatisfaction, when an Engineer or Architect performs the Inspections, their complaints must be heard before the Kansas Board of Engineers and Architects (because KS law EXCLUDES 1&2 family house from their law). Not the same for other, Licensed Home Inspectors.
- The Home Inspection Industry has Specific Schooling and Training. Engineers and Architects have their own training (usually SPECIFIC to their specialty) BUT do not have Home Inspection training in their school curriculum. One again a detriment to the Kansas consumer.
- The Bill treats the Home Inspection Industry (a small business) unfairly by requiring E&O (Errors & Omission) Insurance, when NO other LICENSED industry, (engineers, radon inspectors, architects, appraisers, even real estate agents, etc.) have this requirement.

Sincerely,

Stacey Van Houtan, Owner