

February 20, 2021

Dear Honorable Committee Member

ref: **SB-176**

I understand that the committee may take up hearings this week due to pressure of the Realtors and the KAREI/ASHI group.

To be clear the KAREI group does not represent all or a vast majority of Kansas Home Inspectors. They are known to stretch the truth. The roster will show approximately 250 members, however only about 45 actually pay the fees to be a member in good standing with the KAREI group. KAREI leaves the names of the unpaid inspectors for one reason and that is to deceive members of the Kansas Legislature.

I would ask you to think hard why the realtors and KAREI/ASHI are pushing these changes. It cannot be for the good of the consumer, if it were these changes would affect all those conducting a home inspection, ie engineers and architects. These two groups are not infallible when it comes to inspecting a home. I know some engineers that are licensed as a sanitation/ environmental engineers. Now what does that certificate have to do with a home inspection.

If the engineers and architects are in error with their findings in a home inspection and these two groups can limit their liability what recourse does the homebuyer have for compensation?

The only reason the realtors and KAREI/ASHI have for presenting these changes which exempts the engineers and architects is to have their support since it will not adversely affect them.

You need to read a home inspection report/engineer report on a home inspection. They exempt themselves and limit their liability at ever section of their report and at every page. I for one home inspector state my limit of liability only once and that is clearly written in my signed agreement with the client.

ASHI is for these changes because they are in the business of CE certification programs, namely an ASHI inspection school located in Leavenworth. This is a real moneymaker for them.

If you look to history, there was a Kansas Home Competency and Financial Responsibility Act from 2008-2013. Governor Brownback disbanded it, due to lack of sufficient evidence it did the public any meaningful service, and possibly due to the corrupt actions by then the executive director Jeff Barnes and fellow KAREI official Kerry Parnam. And refer to a letter written to Governor Kelly by one of the previous board members. Mr. Barnes was a participant at the meetings held by the realtor's lobbyist. I do not understand his current involvement base on his dismissal by Governor Brownback's AG

I trust and hope that this committee would end these hearings and not be pushed into language that does not protect the consumer. The consumer will be better served if all counties had and enforcing building codes.

Sincerely
David Moriconi
M3 Real Estate Inspection, LLC