

01-15-2024

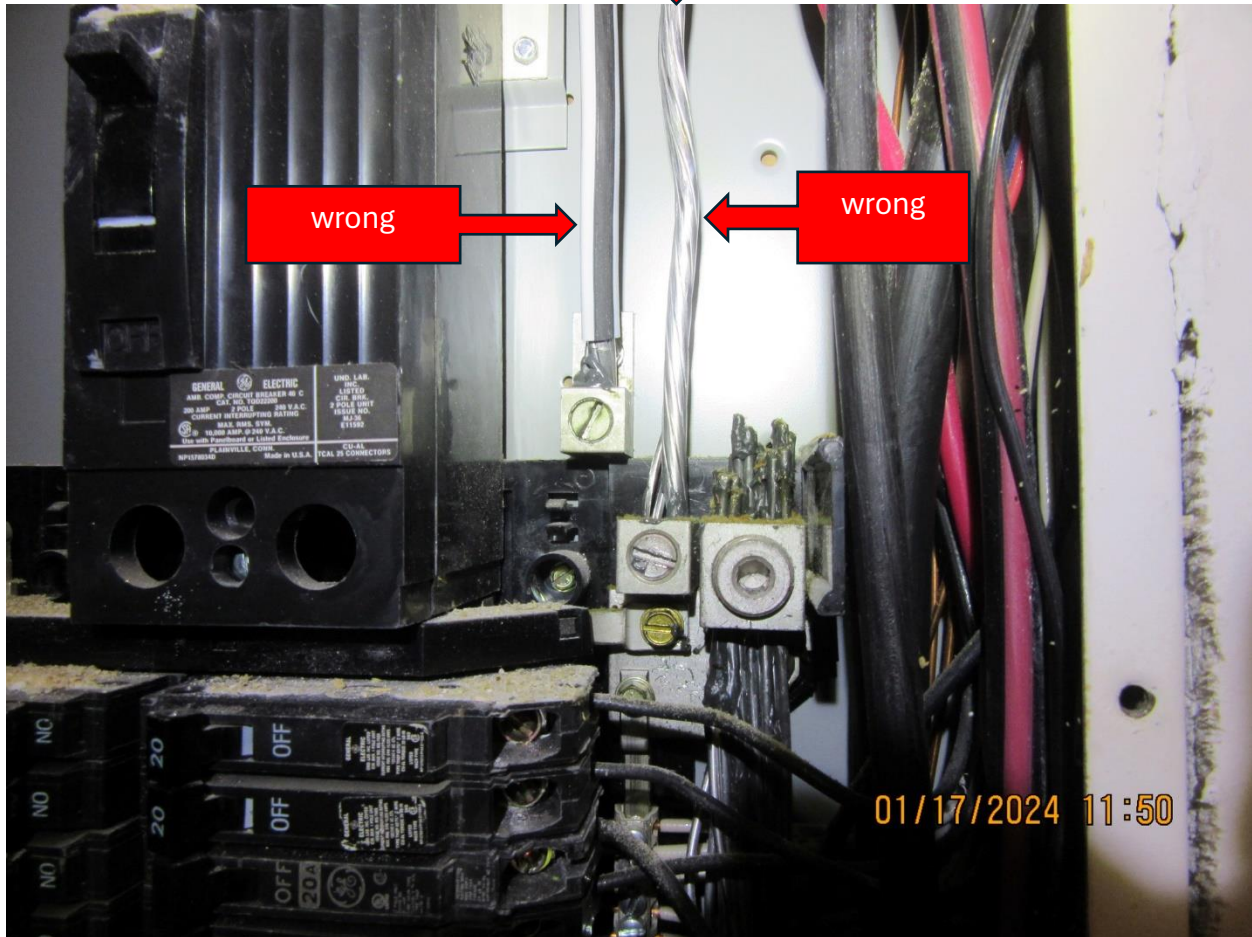
Opposition to H-7015

Representative Joseph Solomon, Chairman  
House Committee on Corporations  
House of Representatives  
82 Smith Street  
Providence, Rhode Island 02903

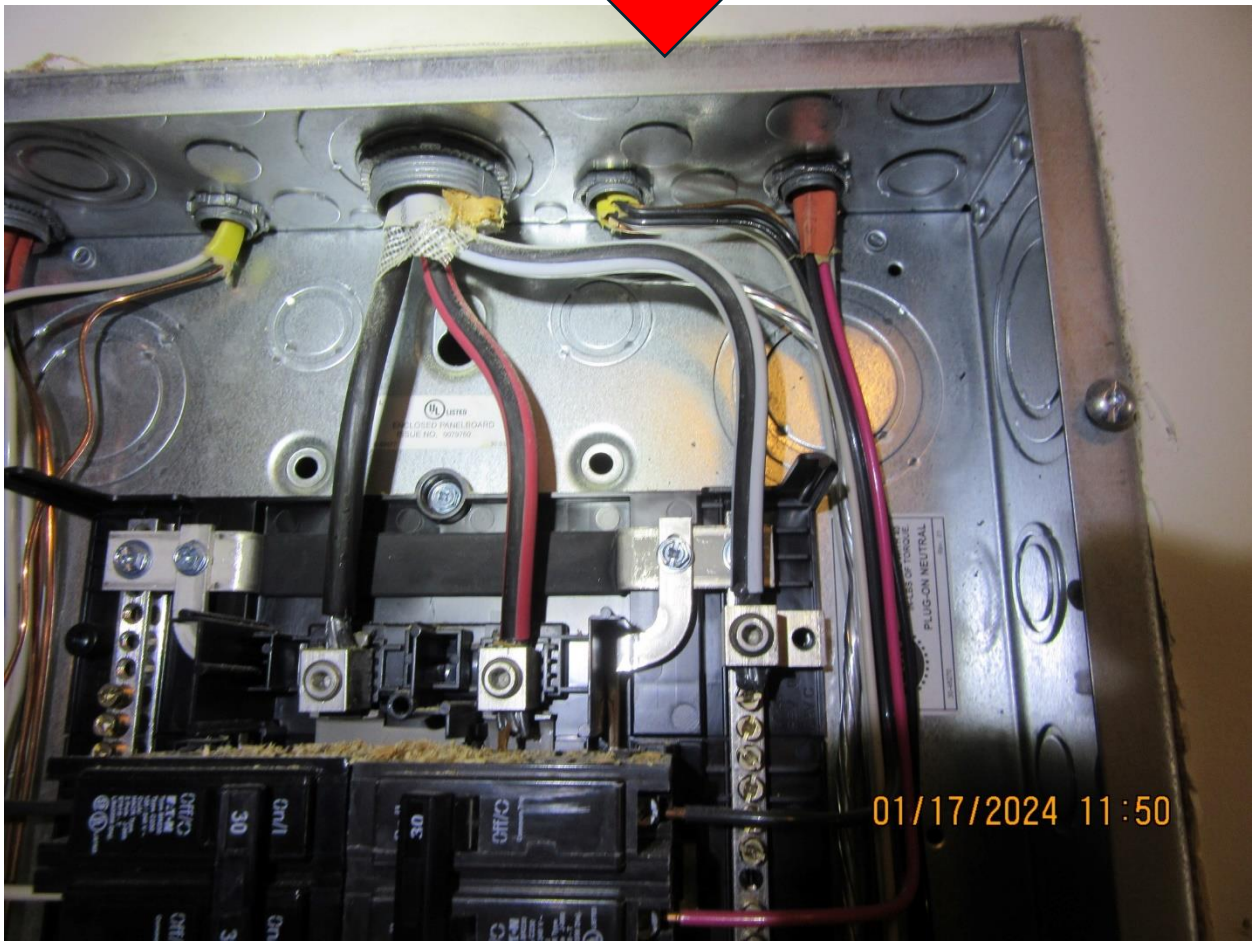
Example of why home inspectors should be exempted from H-7015.

Type of electrical defects home inspectors are required to visually look for and report.

This is a 200-amp electric panel in a property inspection. The black and white wire was connected to the ground lug when it should have been connected to the neutral bus. The bare ground and black and white wire were reversed by mistake. **A licensed electrician did this.**



This is a sub panel being fed from the main panel shown above. The ground and neutral wires are reversed so the electrical current in the sub panel is not balanced and has no proper return path to Ground. **Safety hazard.**



This situation was discovered last week in RI by a home inspector. The property is a licensed commercial daycare facility with infants. An Electrician was referred to review and report on this defect and the Electrician confirmed this is a major mistake and safety hazard. The electrical current in the sub panel is unsafe because of the mistake.

This is the type of defects home inspectors look for and report for all real estate sales. Home inspectors do NOT make repairs and do not alter or tamper with the defects. Home inspectors visually inspect and take photos of the defects and report those defects to the

property owner, the realtors and the client who paid the inspector. Eventually an electrician gets hired to make corrections.

### **Area of conflict**

In order to visually observe the defects, the home inspector is required to remove the cover to the electrical panels to allow visual only inspection, take photos of the defects and close the panel back up. We do not insert tools or probes, we do not conduct testing in the panel, we just take pictures and replace the cover. Home inspectors are professionally trained how to do this work safely and are instructed to report when they do not take the cover off due to concerns about safety such as water leaking from the panel, improper cover screws, or other reasons where it does not appear safe to do so. Even in those situations an electrician is recommended to conduct an evaluation at a later date and make corrections as needed.

### **Issue and threats of fines**

The state electrical board claims that removal of the cover is “Doing Electrical work” for which home inspectors can be fined \$1200 for each occurrence. We are simply conducting the work of an **Inspector**, which we are nationally certified and licensed to do.

Each and every home sold in the country gets inspected by a home inspector when permitted. This is one of many defects we find daily. 95% of homes have some electrical defect. Homeowners make renovations, contractors make renovations, and they make mistakes. Home inspectors have been doing this for 40+ years in every state.

### **Solution**

An exemption for certified and licensed home inspectors in the commission of their job can resolve this conflict, allow real estate transactions to move forward and save the lives of home owners.

Respectfully,

David Grudzinski

Licensed home inspector #43679

RI contractors Board member.

