



4635 Nautilus Ct S, Boulder, CO 80301

Letter of opposition

01-22-2024

To- House corporations committee

RE- H-7015 Clarifies the types of electrical services that require an electrical contractor's license.

Dear Committee members,

I am writing on behalf of the International Association of Certified Home Inspectors (Inter-NACHI) at the request of the President and founder Nick Gromicko to represent the interests of all Rhode Island Inter-NACHI Certified home inspectors. We strongly oppose House Bill 7015 as written. The language in this bill is an update to RI 5-6-2 written in the 1940s when electrical licensed were first created. The new language in H-7015 was created with the intention of preventing licensed home inspectors from conducting their required duties while conducting a home inspection for real estate purchases. The state electrical board of examiners is incorrectly claiming that home inspectors are conducting work of electricians when we conduct independent noninvasive evaluations of electrical systems in a home during a home inspection as mandated in our state SOP and regulations.

Home inspectors have been conducting evaluations of electrical systems for over 40 years in every state in the country for every real estate transaction that occurs. The National home inspector standards of every state require this as does Rhode Island under 5-65-1 440 RICR-10-00-01.

Home inspectors undergo some of the most rigorous training in any trade to become certified and then licensed to inspect homes. Home inspectors are cross trained in every trade that would be involved in residential and commercial construction. The home inspector must pass extensive exams in every category of construction and pass the national home inspector exam proctored by an independent 3rd party examiners board.

The electrical system is one of the most common defects found during a home inspection and this evaluation of electrical defects is critical in preventing fires and injuries to home owners. We evaluate the systems and report defects. We then recommend evaluation by a licensed electrician for repair. We do not make repairs, we do not alter or tamper with electrical components, We just inspect the system as is and report our findings. We often find defects caused by homeowners, contractors and occasionally by electricians.

If this bill passes as written, every single home being sold or transferred would potentially contain undiscovered electrical safety hazards that endanger the occupants. Lenders and insurance carriers would delay loans or insurance coverage until this evaluation can be conducted.

Mortgage lenders and insurance carriers rely on the home inspection report to determine the age, and type of wiring in homes. Lenders require home inspectors to report the presence of Knob and tube wiring, or aluminum wiring. This information is also requested by the insurance carriers. If home inspectors cannot conduct electrical inspections, each and every real estate sale would now stall and an electrician would have to be hired to go do the evaluation that home inspectors have been doing for over 40 years in every state in the country. Most qualified electricians are too busy to conduct these inspections, and would not do them even if they were free because the time and pay is not practical. Those who can will just skip the inspection and risk concealed dangers.

Home inspectors are trained, licensed, certified and insured to conduct electrical inspections. If this bill passes as written, Rhode island would be the only state in the country to prevent home inspectors from conducting inspections of the electrical systems. We urge you consider the safety impacts this change will have.

Respectfully,

David Grudzinski

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