

INDUSTRY NEWS

What are the best, worst states for home inspections?

Laws mean little if they aren't — or can't be — enforced.

That's the message the American Society of Home Inspectors (ASHI) wanted to reach the ears of some lawmakers when it announced its list of best and worst states for home inspections on Jan. 3.

Several states around the country dropped the ball with home inspection law enforcement, the group claimed. ASHI cited the failure to enforce regulations as a key factor for some states' poor performances.

ASHI urged states like California, Florida and Pennsylvania to "take a close look" at its 2007 rankings of states with the best and worst home inspection regulations. Some states which have laws in place to monitor home inspection practices don't do enough to protect consumers, ASHI claimed.

Florida, for instance, recently-enacted home inspection laws, but doesn't require inspectors to undergo a psychometric examination or "adhere to standards of practice," ASHI said.

Pennsylvania dropped from fifth in 2005 to 27th in 2007 due to unenforceable inspector experience requirements, ASHI said, and California ranked last for the past two years due to several provisions which were also allegedly unenforceable.

The list includes only 32 states, since the remaining 18 have no home inspection regulations. ASHI organized the rankings based upon the states' overall grading combined with existing laws which regulate home inspectors.

ASHI's criteria for the rankings included experience, education, testing requirements, standards of practice and codes of ethics. States earned points based on how much weight ASHI gave to various regulation standards.

As part of its ranking announcement, ASHI also suggested that states permit a neutral public agency to review the costs, needs, benefits and alternatives to the proposed regulations before adopting them.

ASHI also provided a "model licensing bill" it encouraged states to utilize to develop home inspector legislation.

"The model also provides information about appointing a governing body to administer the laws, and it proposes that members of the governing body be free of conflicts of interest in the regulation of home inspectors," ASHI said.

INDUSTRY NEWS

What are the best, worst states for home inspections?

Laws mean little if they aren't — or can't be — enforced.

That's the message the American Society of Home Inspectors (ASHI) wanted to reach the ears of some lawmakers when it announced its list of best and worst states for home inspections on Jan. 3.

Several states around the country dropped the ball with home inspection law enforcement, the group claimed. ASHI cited the failure to enforce regulations as a key factor for some states' poor performances.

ASHI urged states like California, Florida and Pennsylvania to "take a close look" at its 2007 rankings of states with the best and worst home inspection regulations. Some states which have laws in place to monitor home inspection practices don't do enough to protect consumers, ASHI claimed.

Florida, for instance, recently-enacted home inspection laws, but doesn't require inspectors to undergo a psychometric examination or "adhere to standards of practice," ASHI said.

Pennsylvania dropped from fifth in 2005 to 27th in 2007 due to unenforceable inspector experience requirements, ASHI said, and California ranked last for the past two years due to several provisions which were also allegedly unenforceable.

The list includes only 32 states, since the remaining 18 have no home inspection regulations. ASHI organized the rankings based upon the states' overall grading combined with existing laws which regulate home inspectors.

ASHI's criteria for the rankings included experience, education, testing requirements, standards of practice and codes of ethics. States earned points based on how much weight ASHI gave to various regulation standards.

As part of its ranking announcement, ASHI also suggested that states permit a neutral public agency to review the costs, needs, benefits and alternatives to the proposed regulations before adopting them.

ASHI also provided a "model licensing bill" it encouraged states to utilize to develop home inspector legislation.

"The model also provides information about appointing a governing body to administer the laws, and it proposes that members of the governing body be free of conflicts of interest in the regulation of home inspectors," ASHI said.

“Legislators in each state must determine whether regulation is necessary to protect their constituents,” said 2007 ASHI President Frank Lesh. “Should they decide to take that route, ASHI is dedicated to providing guidelines for laws that are meaningful to the consumer and foster excellence within the home inspection profession.”

ASHI pointed out Arizona, **Louisiana**, Massachusetts, New Jersey and Texas as those states with some of the best home inspector regulations.

The 2007 state rankings, as announced by ASHI, were as follows:

- 1. Louisiana**
2. New Jersey
3. Arizona
4. Texas
5. Massachusetts
6. Connecticut and North Carolina
8. Arkansas
9. Indiana
10. Rhode Island and West Virginia
12. South Dakota and Tennessee
14. Mississippi
15. Virginia
16. Wisconsin
17. Oklahoma
18. Kentucky
19. Alaska and Illinois
21. Alabama, Oregon and New York
24. Maryland
25. Nevada
26. Florida
27. Pennsylvania
28. South Carolina
29. Montana
30. North Dakota
31. Georgia
32. California

States without home inspection regulations include Colorado, Delaware, Hawaii, Idaho, Iowa, Kansas, Maine, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Mexico, Ohio, Utah, Vermont, Washington and Wyoming

Issue Date: RealLawCentral.com - Posted On: 1/8/2008 Industry News