

Ohio House of Representatives Economics Development, Commerce and Labor Committee

Testimonial House Bill 211

Joseph P. Jefferys on behalf of The HomeSpection® Training Institute and ALL Certified Home Inspectors

October 31, 2017

I have given my former testimonial in the last hearing on September 19, 2017 on behalf of House Bill 211 with my recommendations at that time. Our Certifications and License from The State of Ohio Health Department and from The Ohio State Board of Career Colleges and Schools as well as many more that were disclosed. I have attached all licenses, Approvals, Agent Permits, Certifications and Certificate of Registrations from Ohio.

There are some strong recommendations I would like to comment on in the revised House Bill 211.

On the top of House Bill 211 (A BILL) the recommendation which states, **“and to require realtors who recommend home inspectors to provide a list of home inspectors”**. A client should do their own due diligence on picking a home inspector such as a client deciding on a realtor. This provision lets a realtor promote a home inspector that might be friends, family or a business acquaintance. It is wrong. It should also be removed from Sec. 4735.22 on Page 41 and well as other provisions

On page 49 section (8), on page 50 (2), the ONLY online courses approved should be Continuing Educations Courses. All other courses should be 80 hours of total hands on training and that are approved by The Ohio State Board of Career Colleges and schools. It is totally impossible to learn our profession on line from a Home Inspection book except for terminology. I can't imagine someone taking a cover off from a 200 amp service panel box without proper hands on training. It has been deadly. No online course should be allowed for pre-licensing. Other states with license requirements do not allow online courses for their initial license, like Pennsylvania, West Virginia, Indiana, Kentucky, and Virginia to name a few.

After Speaking with Mr. John Ware, Executive Director of the State Board of Career Colleges and Schools, he also has some concerns regarding the approval of training institutions. We both believe that on page 53 (a) any training institutions should also be approved by The Ohio State Board of Career Colleges and Schools.

On page 56 (4) The NHIE was never required in Ohio. Our students over the years took our national 100 question exam at the end of the 80 hour course which covered all aspects of the home inspection profession which included my 40 years as a Certified Master Inspector inspecting over 17,000 homes, College Instructor in this profession and a Director and State of Ohio Certified Instructor. Our course was

approved by the State Board of Career Colleges and Schools for many years and should be grandfathered in.

On page 56 (5) our curriculum has been approved for years by the State of Ohio and should be grandfathered in.

On page 82 (f) our hundreds and hundreds Certified Home Inspectors that came to our school have already met the requirements of the State Board of Career Colleges and Schools and should be grandfathered in.

This committee cannot ignore the Rules, Regulations, Ohio Revised Codes and laws that have been in place for many years in our great state of Ohio and that have governed our profession and many others professions with numerous colleges and schools throughout Ohio.

I would like to ask the committee at this time who was the authors of the House Bill 211 if anyone could answer that question. I am happy to answer any questions at this time