



**House Economic Development, Commerce and Labor Committee
House Bill 211– Ohio Home Inspector Board**

Proponent Testimony of:

**Blaine Swan, Chairman, Ohio ASHI Joint Chapter Legislative Committee
Brian “B.K.” Thompson, President, Ohio ASHI Chapter
Chris Green, President, Southern Ohio ASHI Chapter
Paul Wancata, President, North Central Ohio ASHI Chapter**

February 27, 2018

Chairman Young, Vice-Chair Riedel, Ranking Member Lepore-Hagan and members of the Committee, thank you for the opportunity to testify today in support of House Bill 211, home inspector licensure legislation. My name is Blaine Swan, and I serve as Chairman of the Ohio ASHI Joint Chapter Legislative Committee (Ohio ASHI JCLC). I am here before you today on behalf of the three chapters of ASHI home inspection professionals in Ohio who have been working jointly to review and provide input into this legislation.

We began this process over the spring and summer of last year as interested parties to House Bill 211, seeking to provide our input into legislation which would impact our industry. Through a series of productive meetings and discussions beginning in late summer involving the bill sponsor, Representative Hughes, Chairman Young, the Superintendent of Real Estate and Professional Licensing, the Ohio Association of Realtors, and other interested parties to the bill, significant improvements were made to this legislation.

We feel that H.B. 211 as it is now before the committee provides reasonable, but not unnecessarily burdensome, qualifications and standards to ensure competent and professional home inspectors. More significantly, H.B. 211 provides important



protections for consumers from sub-par inspections and provides reliable standards for what consumers can expect when engaging a home inspector to provide a home inspection report.

Because of the significant progress made on H.B. 211, we held a series of meetings in January with our chapter members to update them on the legislative developments and seek their input and feedback. As a result of those discussions, we were able to reach a consensus to modify our position from neutral interested parties and advisors, to proponents supporting the passage of H.B. 211.

We did not arrive at this decision lightly, but as it now stands, we are confident that H.B. 211 establishes a fair baseline to enhance professionalism in the industry, and ensure that consumers receive competent and reliable home inspection services in making one of the most important purchasing decisions of most people's lives – buying a home. Because of the fact that home inspectors are the only part of the real estate transaction that does not require adherence to state standards, and because a majority of other states already require licensing, including our neighboring states of Indiana, Kentucky, and Pennsylvania soon as well, we feel that now, while we have the opportunity to work collaboratively with the legislature and interested parties to put together a good, common sense bill, is the right time for us to support this legislative effort.

The bottom line, in our opinion, is that H.B. 211 as it stands before you today provides reasonable, appropriately balanced standards that represent a win-win for Ohio consumers and the home inspection profession in this state.

For these reasons, we support the passage of H.B. 211 and we strongly urge your favorable consideration to report the bill.

Thank you for your time, I am happy to answer any questions.