

PA Legislative Survey results;

On April 8<sup>th</sup>, 2008, a survey was distributed to all known Home Inspectors in the State of Pennsylvania. One group refused to provide contact information for their membership (although 8 did respond due to dual membership).

The initial Survey ran for 10 days. A Thank you, and second request for those who did not partake in the first survey was sent out on 4-18 and ran for an additional 5 days for a total of a 15 day run. The final results of both are listed below.

A total of 504 Inspectors were invited to participate, of that group 129, or 25.6% responded.

Below are the condensed results.


1. 48% have been Home Inspectors for over 10 Years
2. 76% of those have performed over 500 Inspections
3. 89% belong to a National Association who has provided verifiable proof of compliance with ACT 114
4. 78% came out of the building trades
5. 76% feel ACT 114 is not working as written
6. 85% feel the "Self Enforcement aspect does not protect the Consumer
7. 73% feel Regulatory oversight is the only way to protect the Consumer
8. **89% support regulation of Home Inspectors in Pa**
9. Responses to minimal qualifications varied but most agreed formal education, supervised training, and continuing education are of utmost importance.
10. 95% feel regulation will benefit the Profession by increasing credibility, raising the level of qualification, and set a common standard.
11. 93% believe licensure will benefit the Consumer
12. 24% feel ACT 114 has lowered their market share, 19% felt it made it better. And 57% were unsure.
13. 73% use the Home Inspectors Compliance Statement
14. 73% feel there should be a Grand Fathering clause in the law.
15. Answers varied on how long that period should be, about 25% each for between 2 to 5 years, but most agreed on 5 years or longer.
16. 90% feel they know what a Material Defect is
17. But almost half feel that a recommendation for "Further Evaluation" is not a Material Defect?
18. 35% offer Mold testing, 65% do not
19. Of those who offer mold testing, the training received was on average 2 days or less
20. 87% feel mold should be excluded from Home Inspections
21. 56% feel Licensure will increase the costs to the Consumer
22. 82% feel the 1 year prohibition on repairs is fair
23. 84% feel an oversight Board should be primarily composed of Home Inspectors

- 24. 78% feel the Board should have real enforcement powers
- 25. 74% feel the Board should not be Advisory Only
- 26. 87% feel Uniform Standards of Practice should be adopted
- 27. 92% agree a competency examination should be included in statute
- 28. 75% state the exam should be independent of an association
- 29. 97% have passed a competency exam
- 30. 93% of those exams taken were in a proctored setting
- 31. 94% feel any exam should be proctored to ensure integrity
- 32. 73% feel formal education should be required for entry into the profession
- 33. 81% believe it should be a combination of classroom and field training
- 34. 90% feel the field training should be directly supervised
- 35. 61% feel reciprocity should be included
- 36. 76% feel if reciprocity is included that other States should also recognize our license
- 37. Only 61% had formal Home Inspection training
- 38. Most Inspectors offer ancillary services
- 39. 2/3 received training in those services.

## Results for: Home Inspection Legislative Survey

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### 1) How long have you been a Home Inspector

|                         |   | Percentage | Responses  |
|-------------------------|---|------------|------------|
| Less than 1 year        |  | 3.9        | 5          |
| 2 to 5 years            |   | 31         | 40         |
| 6 to 9 years            |   | 17         | 22         |
| 10 years or more        |   | 48         | 62         |
| <b>Total responses:</b> |   |            | <b>129</b> |

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### 2) Approximately how many Inspections have you performed

|               |  | Percentage | Responses |
|---------------|--|------------|-----------|
| Less than 100 |  | 3.1        | 4         |
| 100 to 250    |  | 10         | 13        |

|            |  |                         |            |
|------------|--|-------------------------|------------|
| 250 to 500 |  | 10                      | 13         |
| over 500   |  | 36.4                    | 47         |
| Other      |  | 38.7                    | 50         |
|            |  | <b>Total responses:</b> | <b>129</b> |

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3) Are you a member of a National Home Inspection Association, please list all that apply

|        |  | Percentage | Responses |
|--------|--|------------|-----------|
| ASHI   |  | 70.5       | 91        |
| NAHI   |  | 35.7       | 46        |
| All    |  | 0.7        | 1         |
| iNACHI |  | 6.2        | 8         |
| Other  |  | 4.6        | 6         |

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4) What was your experience prior to becoming a Home Inspector, mark all that apply

|                 |  | Percentage | Responses |
|-----------------|--|------------|-----------|
| Building trades |  | 39.3       | 67        |
| Contractor      |  | 38.8       | 50        |
| Architect       |  | 3.9        | 5         |
| Engineer        |  | 12.4       | 16        |
| Pest Control    |  | 4.6        | 6         |
| Other           |  | 35.7       | 46        |

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5) Is the current Home Inspector law working as written

|     |  | Percentage              | Responses  |
|-----|--|-------------------------|------------|
| Yes |  | 24                      | 32         |
| No  |  | 76                      | 98         |
|     |  | <b>Total responses:</b> | <b>129</b> |

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6) Has the "Self Enforcement" aspect protected the Consumer

|     |  | Percentage | Responses |
|-----|--|------------|-----------|
| Yes |  | 15.5       | 20        |
| No  |  | 84.5       | 109       |

Total responses: 129

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7) Would oversight protect the consumer

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 73         | 94        |
| No               | 27         | 35        |
| Total responses: |            | 129       |

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8) Do you support regulation of Home Inspectors in PA

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 88.8       | 114       |
| No               | 11.6       | 15        |
| Total responses: |            | 129       |

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9) If the law is amended, which minimum qualifications would you support, mark all that apply

|  | Percentage | Responses |
|--|------------|-----------|
| Association membership                   | 76         | 98        |
| Formal classroom education               | 63.6       | 82        |
| Supervised field training                | 75.2       | 97        |
| Psychometrically valid examination       | 55         | 71        |
| Minimum professional liability insurance | 76         | 98        |
| Minimum continuing education             | 85.3       | 110       |
| I would not support any of the above     | 3.1        | 4         |
| Other                                    | 10.9       | 14        |

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10) How do you think regulation will benefit the Home Inspection Profession in PA

|                                  | Percentage | Responses |
|----------------------------------|------------|-----------|
| Increase credibility             | 63.6       | 82        |
| Raise the level of qualification | 65.9       | 85        |
| Set a common standard            | 67.5       | 87        |
| Other                            | 12.4       | 16        |

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11) How do you think licensure will benefit the consumer

|  | Percentage | Responses |
|--|------------|-----------|
| Raise the level of qualification                     | 59         | 76        |
| Set standards for the profession                     | 65.1       | 84        |
| Establish one point of validation for the profession | 65.1       | 84        |
| Other  | 13.1       | 17        |

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12) Since enactment of ACT 114 has your market share been affected

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Better                  | 19.3       | 25         |
| Worse                   | 24.1       | 31         |
| Other                   | 56.6       | 73         |
| <b>Total responses:</b> |            | <b>129</b> |

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13) Do you use the Home Inspector Compliance Statement

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 72.9       | 94         |
| No                      | 27.1       | 35         |
| <b>Total responses:</b> |            | <b>129</b> |

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14) Should there be a Grand Fathering clause for licensure

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 73.6       | 95         |
| No                      | 10         | 13         |
| Other                   | 16.2       | 21         |
| <b>Total responses:</b> |            | <b>129</b> |

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15) How long should it be

|         | Percentage | Responses |
|---------|------------|-----------|
| 2 years | 25.6       | 33        |

|         |  |                         |            |
|---------|--|-------------------------|------------|
| 3 years |  | 18.6                    | 24         |
| 4 years |  | 5.4                     | 7          |
| 5 years |  | 26.4                    | 34         |
| Other   |  | 24                      | 31         |
|         |  | <b>Total responses:</b> | <b>129</b> |

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16) Do you understand what a Material Defect is

|     |  | Percentage              | Responses  |
|-----|--|-------------------------|------------|
| Yes |  | 90.7                    | 117        |
| No  |  | 9.3                     | 12         |
|     |  | <b>Total responses:</b> | <b>129</b> |

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17) If "Further Evaluation" is suggested, is that a Material defect

|       |  | Percentage              | Responses  |
|-------|--|-------------------------|------------|
| Yes   |  | 24.8                    | 32         |
| No    |  | 45.7                    | 59         |
| Other |  | 29.4                    | 38         |
|       |  | <b>Total responses:</b> | <b>129</b> |

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18) Do you offer Mold testing

|     |  | Percentage              | Responses  |
|-----|--|-------------------------|------------|
| Yes |  | 34.9                    | 45         |
| No  |  | 65.1                    | 84         |
|     |  | <b>Total responses:</b> | <b>129</b> |

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19) How long was your mold training

|                 |  | Percentage | Responses |
|-----------------|--|------------|-----------|
| Less than 1 day |  | 5.4        | 4         |
| 8 hours         |  | 20.5       | 15        |
| 16 hours        |  | 32.9       | 24        |
| 1 week          |  | 2.7        | 2         |
| Other           |  | 38.3       | 28        |

Total responses: 73

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20) Should mold be excluded from Home Inspection definition

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 86.8       | 112       |
| No               | 12.4       | 16        |
| Total responses: |            | 129       |

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21) Would Licensure increase your costs to the consumer

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 56.6       | 73        |
| No               | 43.4       | 56        |
| Total responses: |            | 129       |

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22) Is the 1 year prohibition on repairs fair

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 82         | 107       |
| No               | 9.3        | 12        |
| Other            | 7.7        | 10        |
| Total responses: |            | 129       |

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23) Should an oversight Board be primarily Home Inspectors

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 83.7       | 108       |
| No               | 14         | 18        |
| Other            | 2.3        | 3         |
| Total responses: |            | 129       |

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24) Should the Board have enforcement power

|     | Percentage | Responses |
|-----|------------|-----------|
| Yes | 78.3       | 101       |

|       |  |                         |            |
|-------|--|-------------------------|------------|
| No    |  | 16.2                    | 21         |
| Other |  | 5.4                     | 7          |
|       |  | <b>Total responses:</b> | <b>129</b> |

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25) Should the Board be advisory only

|       |  | Percentage              | Responses  |
|-------|--|-------------------------|------------|
| Yes   |  | 20.9                    | 27         |
| No    |  | 73.7                    | 95         |
| Other |  | 5.4                     | 7          |
|       |  | <b>Total responses:</b> | <b>129</b> |

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26) Should uniform standards of practice be adopted

|     |  | Percentage              | Responses  |
|-----|--|-------------------------|------------|
| Yes |  | 87.6                    | 113        |
| No  |  | 12.4                    | 16         |
|     |  | <b>Total responses:</b> | <b>129</b> |

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27) Should a competency examination be included in law

|     |  | Percentage              | Responses  |
|-----|--|-------------------------|------------|
| Yes |  | 92.3                    | 119        |
| No  |  | 7.7                     | 10         |
|     |  | <b>Total responses:</b> | <b>129</b> |

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28) Should it be independent of an association

|       |  | Percentage              | Responses  |
|-------|--|-------------------------|------------|
| Yes   |  | 75.2                    | 97         |
| No    |  | 18.6                    | 24         |
| Other |  | 6.2                     | 8          |
|       |  | <b>Total responses:</b> | <b>129</b> |

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29) Have you passed a National Home Inspector examination



|                         | Percentage | Responses |
|-------------------------|------------|-----------|
| Yes                     | 96.9       | 125       |
| No                      | 3.1        | 4         |
| <b>Total responses:</b> |            | <b>39</b> |

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**30) Was it proctored**

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 93         | 120        |
| No                      | 7          | 8          |
| <b>Total responses:</b> |            | <b>129</b> |

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**31) Should an examination be proctored**

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 93.8       | 121        |
| No                      | 4.6        | 6          |
| Other                   | 1.5        | 2          |
| <b>Total responses:</b> |            | <b>129</b> |

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**32) Should formal education be required for entry into the profession**

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 72.9       | 94         |
| No                      | 22.4       | 29         |
| Other                   | 4.6        | 6          |
| <b>Total responses:</b> |            | <b>129</b> |

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**33) Should it be classroom only**

|                         | Percentage | Responses  |
|-------------------------|------------|------------|
| Yes                     | 10         | 13         |
| No                      | 81.4       | 105        |
| Other                   | 8.6        | 11         |
| <b>Total responses:</b> |            | <b>129</b> |

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34) Should it include supervised Inspections

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 89.2       | 115       |
| No               | 7.7        | 10        |
| Other            | 3.1        | 4         |
| Total responses: |            | 129       |

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35) Should out of State Inspectors be able to practice in PA

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 61.2       | 79        |
| No               | 36.4       | 47        |
| Total responses: |            | 129       |

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36) Should other States recognize our license (Reciprocity)

|                  | Percentage | Responses |
|------------------|------------|-----------|
| Yes              | 76.7       | 99        |
| No               | 12.4       | 16        |
| Other            | 9.3        | 12        |
| Total responses: |            | 129       |

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37) Did you receive training prior to offering home inspection services

|                               | Percentage | Responses |
|-------------------------------|------------|-----------|
| Community College             | 6.9        | 9         |
| Formal Home Inspection School | 61.2       | 79        |
| Distance Education (internet) | 13.1       | 17        |
| Other                         | 37.2       | 48        |

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38) Do you offer value added services, mark all that apply

|     | Percentage | Responses |
|-----|------------|-----------|
| WDI | 65         | 84        |

|        |  |      |     |
|--------|--|------|-----|
| Radon  |  | 88.4 | 114 |
| Septic |  | 49.6 | 64  |
| Other  |  | 24   | 31  |

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39) Did you take training in those services

|  |  | Percentage | Responses |
|--|--|------------|-----------|
| Accredited<br>Pest<br>Inspection<br>course |   | 40.3       | 52        |
| DEP radon                                  |  | 80         | 103       |
| PSMA                                       |   | 24.8       | 32        |
| Other                                      |   | 18.6       | 24        |