



Rhode Island Association of REALTORS® & State-Wide MLS

February 16, 2022

The Honorable Joseph J. Solomon, Jr.  
Chairman  
Committee on House Corporations

**RE: H 7266 — “An Act Relating to Businesses and Professions—Electricians—Home Inspections**

Dear Chairman Solomon and Committee Members:

On behalf of the more than 6,000 Rhode Island REALTORS®, thank you for hearing H 7266— “An Act Relating to Businesses and Professions—Electricians—Home Inspections.” We appreciate your leadership in the House of Representatives and your commitment to advocating for commonsense business regulations.

The Rhode Island Association of REALTORS® (RIAR) strongly supports H 7266, which would allow home inspectors to assess electrical systems and components as part of an inspection and written evaluation of a residential building. Home inspections are vital to making the home buying and selling process an experience that will positively impact the largest financial transaction of one’s lifetime. Failure to obtain a home inspection could cost homebuyers significant money and aggravation in the long run.

It has come to the attention of RIAR that the Rhode Island Department of Labor and Training Board of Examiners for Electricians has recently challenged the responsibility of home inspectors to perform visual inspections of residential electrical systems. For instance, home inspectors open electrical panels so that they can visually inspect the panel for defects such as burned wiring, double-tapped wiring connections, improper bonding, etc. When such findings are documented, the home inspector has an obligation to report these unsafe conditions to homebuyers and sellers. Moreover, a REALTOR® is bound to acknowledge any unsafe conditions and communicate these findings with potential buyers in accordance with our Code of Ethics. It is our hope that homeowners or prospective buyers would contact a licensed electrician to remedy the deficiencies documented in a home inspector’s report.

According to the National Association of Certified Home Inspectors, home inspectors are responsible for inspecting “panelboards and overcurrent protection devices (circuit breakers and fuses).”<sup>1</sup> For decades, home buyers and sellers have relied on timely inspections and the professionalism of inspectors to make the real estate transaction process a seamless one. In a

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<sup>1</sup> [Home Inspection Standards of Practice - InterNACHI®](#)

real estate market that is highly competitive and where bidding wars are the new norm, should regulators jeopardize real estate transactions when homebuyers are already experiencing limited options on where to call home?

Finally, our association has been notified that the Board of Examiners for Electricians is requiring all real estate licensees to hire licensed electricians to conduct home electrical inspections. Thankfully anyone who wishes to conduct home inspections on behalf of a client for a fee in Rhode Island must now be licensed by the state.<sup>2</sup> However, RIAR is concerned that the costs associated with having multiple parties inspect homes during the real estate transaction is costly and are ultimately passed on to the consumer.

RIAR and our members take seriously the health and safety of homebuyers, sellers, and homeowners. We are concerned that industry standards regarding home inspections are being challenged at time when the health and safety of our residents are at the forefront of our minds. H 7266 would clarify Rhode Island General Law to allow a home inspection practice that has existed in Rhode Island for decades and keeps homebuyers and sellers safe. I urge this committee and the House of Representatives to support H 7266.

Sincerely,



David A. Salvatore  
Government Affairs Director

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<sup>2</sup> <http://www.crb.ri.gov/home-inspector/>