

WALLACE ACT 3

The Home Inspector License Proposal For The State Of California

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Proposed to: California State Legislature, Governor of California, Insurance
Commissioner of California, California Association of Realtors, California
Mortgage Association

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Home inspectors should be required to have a license in the state of California. To meet the qualifications of a licensed home inspector, they must show a minimum of two years of construction experience or two years of inspection experience in the public sector (building inspector for the city, county, or state). However, they would be exempt if they carry a general A or B contractor license and inspect as such. ASHI AND INTERNACHI are not recognized as a license in the State of California and are only a certification for home inspectors. A new state board (The California Association of Home Inspectors) should be formed that is a governing body for home inspectors in California just like the California Association of Realtors and California Mortgage Association.

License Requirements

The license wouldn't be required if the home inspection is not part of a real estate transaction, as it's important to get routine inspections on homes regardless, as this is noted in Wallace Act 2. The inspection report that is performed by a non-licensed home inspector would have to state

that the report is meant for disclosure only, cannot be used for negotiations, and is only used for the homeowner's education of their home. With regards to submitting reports to the state, lenders, and insurance companies, that would only be accomplished by a home inspector who is licensed in the State of California (no state license is required at this moment) or an inspector who carries a license with the contractor state license board that is associated with the inspection performed.

Example: A C-39 A roofing license covers roofing only. A general building contractor covers all trades.

With Wallace Act 1 and 2, homeowners would be encouraged to get home inspections yearly at locations that are high-risk fire zones, but that should not be limited to that. While licensed inspections would be required from licensed general contractors (roof) and fire marshals (defensible space), this would create more jobs and keep current home inspectors busy. However, if used for real estate, they should be licensed by the state of California.

With regards to real estate, realtors shall not be allowed to pick the home inspector unless written permission is given by the client that shall be disclosed while in contract. Realtors should not order the home inspection off any online calendar without the permission of the client and all names on reports are the clients information or whom is paying for the home inspection, as this again is a major conflict of interest if the realtor selects the inspector they feel would be in the best interest of the realtor instead of the client. The client shall, in the end, make the final decision on whom they shall use, and a minimum of three references shall be given from the realtor if asked, and no bias shall be made whatsoever.

A handwritten signature in black ink, appearing to read 'Dustin Wallace', written over a horizontal line.

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