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Dear Committee members;

My name is Steven Dukette,

Background - I am the president of the VT Association of Home Inspectors (VAPHI) and owner of Covered Bridge Professional Home Inspections. My company has been in business for 10 years and has completed thousands of quality inspections over that time frame.

Our volunteer organization is a group of home inspection companies who banded together about five years ago due to VT not having any requirements for its Home Inspectors. We felt as a group the public in general needed a better option than guessing who maybe qualified or not when selecting a home inspection company. ***VAPHI's overall mission and philosophy is and always will be "To raise the bar for home inspections in VT"***

Voluntarily we imposed requirements of ourselves and subsequent members (see attached VAPHI requirements). We believe these are the *minimum* requirements a Home Inspector should have to conduct business in our state. We would hope these requirements might reflect similar vision if/ when licensing occurs in VT. I believe a good model to follow would be NH's licensing which just when through this process about 3 years or so ago, it was well vetted. All surrounding states have licensing, NY, NH, MA leaving VT's home buyers /sellers on an " island of no requirements". To me, it is silly we are still talking if licensing is necessary or not.

I have been informed the Realtor community (very supportive of our licensing efforts) has brought up possible standardized inspection reports for all VT inspectors. If true, it will be met with ***a huge push back from our group*** and many others not affiliated with us. Of course minimum standards should be in place. A home inspection report is a reflection of that company's standard of care is to its clients. It's a competition issue. Some Inspectors have brief reports, some are extensive and detailed. The market place should allow the needs of homebuyers and sellers to match a Home Inspector who fits their needs. Each company is not the same, some have more experience and training which they can show in there reporting. I have always told potential clients the very best way to select a home inspector is to

get a sample report from each vendor and compare, may the best company win. This is where regulation is over-reaching. A Realtor can relate to this if all "Current Market Analysis" (CMA's) were on the same format, how would they differentiate themselves in the market place?

My apologies for not making it down to Montpelier to testify. I have testified many times before, over a few years. Please do not confuse my absence with not being concerned or interested in H.227, I simply have an inspection booked the same day and time. I certainly hope H.227 goes through and gets molded into a good law, please consider it.

I wish to volunteer myself in this process, I'm asking to be considered for one of the board positions should the H.227 get that far. Others in VAPHI likely would be interested as well. It will be a lot of work to get this done properly. VAPHI has been on the front line concerning licensing since we banded five years ago, we have a lot to offer folks who may not be familiar with our profession.

Sincerely,

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Certifications / Memberships;  
President VT Association of Professional Home Inspectors (VAPHI)  
New Hampshire Licensed Inspector #0056  
American Society of Home Inspectors #245583  
National Association of Certified Home Inspectors #04021807  
C.O.A. Certified Commercial Inspector  
F.I.R.E. Certified Technician  
Kaplan Inspection Training Associates Graduate 12552CT  
Examination Board of Professional Home Inspectors  
National Radon Safety Board #5SS0032  
FEMA Certified Disaster Inspector  
Home Tune Up, CMC Energy Certified Auditor  
EDR Neighborhood Environmental Reporting Certified  
National Trust for Historic Preservation  
NEK Chamber of Commerce