

Special OP/ED to the Kenly News, Pine Level News, The Selma News

Cc: Members of both Houses of the NC General Assembly, North Carolina Home Inspector Licensure Board, Governor Bev Purdue, appropriate Real Estate interests, the International Association of Certified Home Inspectors (InterNACHI) and all pertinent state and national political and social advocacy groups, and the national media.

SB 1007 - Politics at its Worst Part II?

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Re: Senate Bill 1007 (= H979)

'Just when I thought I was out, they sucked me back in' - Michael Corleone from the Godfather Part III.

With the introduction of Senate Bill 1007 (= H979) by Senator David Hoyle and co-sponsor Don Vaughan, written by Rick Zechini, Director of Government Affairs for the NCAR along with home inspector Bruce Rudd of NC-ASHI Public Relations, the North Carolina Licensed Home Inspector Association and the NC Home Builders Association once again the North Carolina corporate special interests rear their unctuous head and this investigative journalist must interrupt his semi-retirement, writing of books and fishing to keep these folks honest.

Question – This bill has a far reaching implications for consumers and the general public - where is and what happened to the North Carolina Home Inspector Licensure Board in this process?

Chapter 143, Article 9F - North Carolina Home Inspector Licensure Board

§ 143-151.43. Short title.

This Article is the Home Inspector Licensure Act and may be cited by that name.

§ 143-151.44. Purpose

This Article safeguards the public health, safety, and welfare and protects the public from being harmed by unqualified persons by regulating the use of the title "Licensed Home Inspector" and by providing for the licensure and regulation of those who perform home inspections for compensation.

The corporate terrorists, after four years (2004-08) of controlling, threatening and generally disrupting the North Carolina Home Inspector Licensure Board through former Board member James Liles (a state employee, home inspector, realtor and shill for the corporate special interests at the helm of the terrorist takeover), which this reporter wrote about extensively: http://www.guardresinc.com/files/eletter/george_j.htm and failing to impose their agenda reach a new low in mediocrity with their transparent antics in SB1007.

After much publicity, a courageous public stance by the good home inspectors of this state and an intervention by then Governor Easley resulted in a resounding defeat of their agenda. Sen. Hoyle changed the bill to allow the licensing board to introduce legislation for pre-licensing education of home inspectors.

The Board did a fine job and came up with good legislation and sent it along to the NC Department of Insurance. The DOI failed to introduce the legislation opening the door to corporate special interests making their move independently of the duly appointed NC Home Inspector Licensure Board and attempting to impose not a Board rule but General Statute changes that can only benefit realtors and home builders.

If silence is golden then there is no deficit in North Carolina's budget, but a surplus - in gold. My email to the members of the NC DOI Legislative Services Office inquiring why this bill from their charge was not introduced was ignored! This journalist and the public have a right to know why this state agency failed to act on this legislation and the NC DOI needs to be held accountable.

With the exception of Fred Herndon president of the North Carolina Licensed Home Inspector Association, who feels that "political reality requires the Association to negotiate with NCAR and the HBA if we are to enact a meaningful pre licensing education program this year" my inquiry to other interested parties and participants met with no response. In this reporter's view Mr. Herndon's thinking is wrong. The end can never justify the means and choosing the lesser of two evils, (selling out to get pre-licensing education enacted this year) is not acceptable and not worth the price of appeasing an obvious enemy of the public interest. In my view we should avoid choosing evil at all - but this may be why I am apolitical.

A brief overview of recent positions of the corporate special interests in areas other than home inspection will show that they did not support standardized mandatory well testing in all one hundred NC Counties and please take a moment a moment to review one of their heroes:

Lew Ranieri: No. 20 on Time's list of 25 most responsible for U.S. housing crisis!

While Ranieri was vice chairman at Salomon Brothers Inc., he developed the capital markets as a source of funds for housing and commercial real estate, established Salomon's leadership position in the mortgage-backed securities area, and led the effort to obtain Federal legislation to support and build the market. Ranieri serves on the National Association of Home Builders Mortgage Roundtable and was inducted into the National Housing Hall of Fame in 1996.

In all fairness, three years ago Mr. Ranieri warned that this unregulated global market had spread to other financial instruments and become dangerous.

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In SB 1007 the realtor and home builder special interests seek educational and credentialing parity for General Contractors with Professional Engineers and Architects when qualifying to sit for the home inspector licensing exam? Is there no end to their arrogance?

While home inspectors are a material part of the real estate transaction; with a clear public record supporting their the agenda the Realtors and Home Builders seek to control the NC Home Inspector Licensure Board, the home inspection process to facilitate the sale and make home inspectors a formal part of the rip off of our nation's economy.

To fulfill the letter and spirit of the licensing law the home inspection industry needs to be free of political influence or pressure. I urge Governor Purdue and members of the NC Assembly to put a stop to this greed and madness, stop SB 1007 and return control of these matters where it belongs; to the North Carolina Home Inspector Licensure Board. No compromise no negotiations on SB 1007! Besides, my five year old grandson can produce more understandable and better composed legislation.

“Your influence counts – use it well and for the betterment of mankind”