

**Choosing a Home Inspector:**

In December of 2001, the State of Pennsylvania enacted the Pennsylvania Home Inspection Law. This law was crafted in order to set a professional standard for Home Inspectors. Until this time there was no professional qualification required for the person calling themselves a "Home Inspector". The enactment of this law was a step in the right direction, and a positive aspect for the consumer and the certified home inspector. In general, the new law requires that Home Inspectors comply with the following:

1. All Home Inspectors must be a member of a Qualified Association such as ASHI (American Society of Home Inspectors) or NAHI (National Association of Home Inspectors) and comply with the association's standard of practice and ethics, or a licensed or registered Architect, or a licensed or registered Engineer.
2. Home Inspectors must carry Error and Omission Insurance.

**Choosing a Radon Tester:**

The State of Pennsylvania requires that anyone providing Radon Testing be certified with the State. Certification requires completing course work and passing a certification test. Work experience is also required. Certified Radon Testers are listed at the (PaDep) Department of Environmental Protections web site: [http://pa-radon.info/PA\\_general.html](http://pa-radon.info/PA_general.html)

**Choosing a Wood Destroying Insect Inspector:**

The Pennsylvania Association of Realtors states in their Agreement of Sale that anyone providing Insect Inspections for real estate transactions must be a certified pesticide applicator. Pesticide certification is with the Pa Department of Agricultural and requires completing course work and passing a certification test. Public pesticide applicators are required to be employed by a licensed pesticide application company. The pesticide applicators certification ID number and the Business Unit license number must appear on the Wood Destroying Insect Inspection Report.

**Choosing a Lead Inspector or Lead Risk Assessor:**

The State of Pennsylvania requires that anyone providing Lead Testing or Lead Risk Assessing be certified as a Lead Inspector or Assessor. Certification requires course work and passing a certification test. Certified Lead Inspectors and Assessors are listed at the PA Dept. of Labor and Industry. You can call the Lead Hot Line at 1-717-772-3396 to check on certification.

**Choosing a Mold Inspector:**

The American Society of Home Inspectors (ASHI) suggest that anyone providing Mold Testing be certified as an Industrial Hygienist, or employed by a company that is accredited by the American Industrial Hygiene Association (AIHA Certified).

**The Problem:**

Unfortunately, there is no policing body at the state or local level to ensure that all home inspectors are compliant with these certification requirements. So, that job is left up to the consumers and the real estate agents.

**The Solution:**

It is in the best interest of the consumer to check the certifications of any home inspectors that you deal with. It is strongly advised that the consumer obtain proof of certification for inspection services. Don't be afraid to ask, and if in doubt call the State agency that issues the certification.

**Remember it's in Your Best Interest!**

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