
FW: Public Comment – Proposed Amendments to 510-RICR-10-00-5

From DirOfficeInq, DBR (DBR) <DBR.DirOfficeInq@dbr.ri.gov>

Date Mon 12/15/2025 8:02 AM

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Cc Cotta, Meredith (DBR) <Meredith.Cotta@dbr.ri.gov>

Good morning,

From the Director's Inbox.

Thank you.

Russ

From: Dan Gerade <dgerade@hotmail.com>

Sent: Sunday, December 14, 2025 1:06 PM

To: DirOfficeInq, DBR (DBR) <DBR.DirOfficeInq@dbr.ri.gov>

Subject: Public Comment – Proposed Amendments to 510-RICR-10-00-5

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Dear CRLB Members,

Thank you for the opportunity to submit written comments regarding the proposed amendments to 510-RICR-10-00-5, Rules and Regulations for Home Inspectors and Associate Home Inspectors.

Many provisions in the proposed regulations reflect practices that licensed home inspectors in Rhode Island already follow as part of established standards of practice. However, the increased rigidity of the proposed framework raises concerns about unintended consequences for small businesses and sole-proprietor inspectors.

Licensed home inspectors are already trained, examined, and required to carry liability insurance to address errors or omissions that may occur despite reasonable care. A home inspection is a limited, visual evaluation conducted over a few hours, often with unavoidable access limitations and under real-world time pressures, while inspectors are also expected to answer client questions and explain systems during the inspection.

The proposed regulations increase liability exposure by converting professional judgment and real-time verbal communication into potential regulatory risk. Spoken explanations are not recorded and may

later be misunderstood or misremembered, creating fairness and proof concerns that are not addressed in the proposal.

Additionally, the more significant consumer-protection issue appears to be the continued presence of unlicensed individuals performing inspection work under licensed entities. Strengthening enforcement in this area would more directly protect consumers than increasing regulatory exposure for properly licensed and insured inspectors who are acting in good faith and in accordance with established standards.

I respectfully urge the Board to consider whether the proposed amendments improve consumer outcomes, or whether they risk discouraging qualified inspectors from entering or remaining in the profession, ultimately reducing availability and increasing costs for Rhode Island consumers.

Thank you for your time and consideration.