



Real Estate Company

LICENSED STRUCTURAL INSPECTORS

All Home Inspectors Must Be Licensed:

All Buyers and Sellers should be aware that ALL Home Inspectors must now be licensed in New York State. The changes in Article 12-B of the New York State Real Property Law took effect on December 31, 2005.

Here is our list of recommended Licensed Home Inspectors:

Wynn Englisbe
Wynn Englisbe Associates,
Slingerlands, NY,
Tel: 518-478-0113
(NYS Lic# 16000007191).

Dave Sacco
County Home Inspection
25 Whitney Drive, Valatie, NY,
Tel: 518-758-2830
(NYS Lic# 16000011534)

Greg Sanchez
Certified Home Inspectuions
18 Pleasant Street, Vooversville, NY,
Tel: 518-765-2042
(NYS Lic# 16000010955)

Wendell Cook
Wendell Cook Home Inspection
271 Washington Blvd., Hudson, NY,
Tel: 518-828-0191
(NYS Lic# 16000006538)

Robert McShane
Heritage Inspection
Hillsdale, NY,
Tel: 518-325-3317
(NYS Lic# 16000006150)

David Andrick
A-1 Home Inspection Services
Staatsburg, NY,
Tel: 1-866-320-8650
(NYS Lic# 16000011479)

Daniel A. Driscoll
Valley Home Inspection
Rhinebeck, NY,
Tel: 845-876-4651
(NYS Lic# 16000010335)

William E. Veit
Licensed Professional Engineer
Clifton Park, NY,
Tel# 518-371-5643
(NYS PE Lic# 048768)

John E. Shetsky
First Choice Home Inspections
Ghent, NY 12075
Tel# 518-755-1743
(NYS Lic# 16000007063)

Ned Depew
House Inspection
1693 Farmers Turnpike (Route 9J)
Stuyvesant, NY 12173
Tel# 518-732-2117
(NYS Lic# 16000022994)
Email: ned@buyershousedinspection.com
Website: www.buyershousedinspection.com

HERE IS SOME INFORMATION ABOUT THE HOME INSPECTION LICENSING LAW:

Article 12-B of the Real Property Law is entitled "Home Inspection Professional Licensing". The section law as written is clear as to the licensing of individuals who provide home inspections for compensation. The text of the article is as follows:

§ 444-d. License requirements for home inspectors

No person shall conduct or represent that he or she has the ability to conduct a home inspection for compensation unless such person is:

1. licensed as home inspector pursuant to this article; or
2. a person regulated by the state or a political subdivision thereof as an architect who is acting within the scope of his or her profession; or
3. a person regulated by the state or a political subdivision thereof as an engineer who is acting within the scope of

his or her profession; or

4. a person who is employed as a code enforcement official by the state or a political subdivision thereof when acting within the scope of that government employment; or

5. a person making home inspections for the purpose of meeting the requirements of section four hundred forty-four-e of this article to qualify for licensure as a home inspector.

As can be seen, any individual who claims to be able to inspect a home for compensation must be licensed (unless that person is an architect, engineer or code enforcement official pursuant to §444-d). Therefore, there are now additional obligations of a real estate licensee when providing the names of home inspectors to customers, clients, sellers or purchasers.

According to the New York State Department of State, "Real estate licensees will be expected to know that home inspectors must be licensed. Accordingly, they will have an obligation to ensure that the names of home inspectors that are provided must be licensed. Failure to do so will be viewed as a demonstration of untrustworthiness or incompetence, which is grounds for disciplinary action under Article 12-A."

Also, DOS has stated that a real estate licensee can check the names of licensed home inspectors on the DOS website, by calling DOS at 518-474-4429, and by asking to see the home inspector's license. It should be noted that these are the same methods used to determine if a broker or salesperson is licensed.

Therefore, it is the obligation of a real estate licensee to provide the names of licensed home inspectors to customers, clients, sellers or purchasers. If it is found that a real estate licensee is providing the names of individuals who are not licensed or fall under one of the other categories enumerated under §444-d, the real estate licensee is at risk of disciplinary action by the Department of State. Such disciplinary action may be as extreme as suspension or revocation of the individual's broker or salespersons license.

If you have any questions, please contact:

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