



Delaware Association of REALTORS®
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December 4, 2024

Delaware Board of Home Inspectors
Cannon Building
Suite 203
861 Silver Lake Blvd.
Dover, DE 19904

RE: Right to Home Inspection

Dear Members of the Delaware Board of Home Inspectors:

The Delaware Association of REALTORS® (DAR) **opposes** the proposal for a “Right to Home Inspection” in the State of Delaware. While we have not reviewed specific legislative text as it has not been shared with the public, it appears, based on similar initiatives in other states and home inspection industry publications, that this proposal aligns with those efforts.

DAR recognizes and promotes the value of home inspections in the residential property purchase process. REALTORS® routinely emphasize the importance of inspections to their buyer clients. However, we believe that the proposal introduces unnecessary restrictions and regulations that are both flawed and seek to address a problem that does not exist.

The decision to pursue a home inspection is, and should remain, a matter of personal choice between buyer and seller, tailored to the unique circumstances of each transaction. Where necessary, some financial and lending institutions already require certain inspections when financing property purchases, ensuring the process is adequately managed without additional government intervention.

Adding another regulatory layer risks complicating an already fluid and complex real estate market. Potentially requiring a waiting period for a buyer’s home inspection decision could introduce delays that jeopardize transactions, especially in competitive housing markets. Middle-class buyers with limited resources may lose a competitive edge, while sellers in slower markets could see reduced buyer interest due to mandated waiting periods.

A government-imposed requirement could increase demand for home inspections,



driving up costs—particularly concerning if there is no parallel increase in the number of licensed home inspectors. This would disproportionately affect middle-income buyers, further straining affordability.

To further note, as you all know, there is a wide range of types of inspections, levels of how invasive the inspection is, and what systems and areas are inspected. Some choose to inspect certain items like just the roof and/or HVAC. Sometimes sellers even do them before listing the property.

Home inspections should remain a discretionary service based on individual buyer and seller needs. Additional regulation is unnecessary and may infringe on the flexibility that benefits both parties in real estate transactions.

While opposing this proposal, DAR is committed to advancing the education and resources available to our members and their clients regarding home inspections:

- We will work to enhance training and resources for our 4,700+ real estate licensees to better equip them to discuss home inspection options with their clients.
- We will evaluate our standard forms for opportunities to include additional language or client acknowledgment regarding home inspection contingencies.
- We will advocate for the Real Estate Commission to update Seller’s Disclosure forms during their next review (prior to August 2025) to include a clear “Notice to Buyer” about the benefits of home inspections.

For the reasons outlined, DAR urges the Board of Home Inspectors to **oppose** advancing this proposal. It risks unintended consequences that could harm both buyers and sellers while introducing inefficiencies into the real estate marketplace.

Thank you for considering our position. Should you have any questions or wish to discuss further, please do not hesitate to contact us at (302) 734-4444 or wes@delawarerealtor.com.

Sincerely,

A handwritten signature in cursive script that reads "Wes".

Wesley T. Stefanick
Chief Executive Officer
Delaware Association of REALTORS®