

Sent: Sunday, September 18, 2005 9:25 AM  
Subject: Re: feedback form  
backanchor='http://www.independentinspectors.org./

Dennis,

I stumbled on your site and find it interesting (and sad) that home inspectors are feeling the same pressure to commit fraud as appraisers. I have been a PA Certified Residential Real Estate Appraiser for 15 years. It is nice to know that there are many among you who will not bend to the pressure and I applaud you for it. I know from personal experience that there are many, however, who do bend. Not too long ago I was asked to appraise a property for purchase. It was a foreclosure and there were some problems with it, most cosmetic. However, it was obvious that a number of windows had lost their seal and were leaking air. The basement smelled dank and wet, and I could hear water trickling, but could not see where - someone had laid treated 2 x 4"s on edge and laid plywood over. I reported all this in my appraisal, only to have the mortgage broker come screaming down my throat for "mis-representing" the problems. (He has spread the word that I am "uncooperative"). I later found out they got another appraiser who merrily ignored everything and a home inspector who did likewise. The home inspector very neatly did a CYA by stating that "98% of the basement" was unreachable for inspection.

I find this trend in the industry really disheartening, but I applaud those of you who stick to your guns and do it right. All I can say is, when it finally hits the fan (and it will, sooner or later) those of us who maintained honesty will have plenty of work - and hopefully, those who committed fraud will at the least lose their licenses.'

Michele Rae Best