

REVENUE: No revenue impact

FISCAL: No fiscal impact

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<b>Action:</b>	Do Pass
<b>Vote:</b>	8 - 0 - 0
<b>Yeas:</b>	Conger, Doherty, Esquivel, Hoyle, Johnson, Matthews, Kennemer, Schaufler
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Theresa Van Winkle, Administrator
<b>Meeting Dates:</b>	5/2

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**WHAT THE MEASURE DOES:** Allows the Construction Contractors Board to adopt rules for determining whether an inspection and report that is limited to one or more specific systems or components of a residential structure is a sufficient assessment to constitute a home inspection that requires the services of a certified home inspector.

**ISSUES DISCUSSED:**

- Activities that home inspectors perform during an inspection
- Whether an inspection by a specialist costs less than one performed by a home inspector
- Usage of administrative rules versus statute to carry out the measure’s provisions

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** Individuals who act as a home inspector are required to be certified by the Construction Contractors Board (CCB), and includes a certification test. A “home inspector,” as defined in statute, is “a person who, for a fee, inspects and provides written reports on the overall physical condition of a residential structure and the appurtenances thereto.” A home inspector must work for a licensed contractor, and their general duties include conducting an inspection when someone is buying or selling a home. A number of businesses have recently provided limited inspection of homes, such as for energy audits, forensic building inspections, and for a precondition for a federal FHA home loan, and there has been confusion in regards to whether such services are sufficient enough to be considered as the services of a home inspector.

Senate Bill 153 allows the CCB the ability to adopt rules that determine whether limited inspections of one or more systems or components of a house constitute the business to employ a certified home inspector.