

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

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SENATE BILL 675

Short Title: Regulate Nongov. Home Inspectors.

(Public)

Sponsors: Senator Daniel.

Referred to: Insurance.

April 17, 1991

1 A BILL TO BE ENTITLED  
2 AN ACT TO DEFINE AND REGULATE CERTAIN ACTIVITIES OF  
3 NONGOVERNMENTAL HOME INSPECTORS.

4 The General Assembly of North Carolina enacts:

5 Section 1. Chapter 87 of the General Statutes is amended by adding a new  
6 Article to read:

7 **“ARTICLE 9.**  
8 **”HOME INSPECTORS.**

9 **”§ 87-115. Home inspector defined; exception.**

10 For the purpose of this Article, any person, firm, or corporation who for any fee,  
11 wage, fixed price, or any other form of compensation undertakes to inspect or examine  
12 the manner of construction, workmanship, and materials for construction of any  
13 residential structure which is required to conform to the North Carolina State Building  
14 Code is a ‘home inspector.’ A person employed by the State of North Carolina or any  
15 political subdivision thereof as a code enforcement official and who is certified pursuant  
16 to Article 9C of Chapter 143 of the General Statutes is not a home inspector and is not  
17 subject to the provisions of this Article.

18 **”§ 87-116. Certain home inspection activities regulated.**

19 (a) Before any home inspector provides to any person any opinion on whether  
20 the manner of construction, workmanship, or materials for construction of any  
21 residential structure in this State either conforms to or is in variance with the North  
22 Carolina State Building Code, such home inspector shall be currently licensed to  
23 practice as:

- 1           (1) A general contractor, licensed under Article 1 of this Chapter, if the  
2           opinion relates to building requirements imposed by the North  
3           Carolina State Building Code;  
4           (2) A plumbing or heating contractor, licensed under Article 2 of this  
5           Chapter, if the opinion relates to plumbing or heating requirements  
6           imposed by the North Carolina State Building Code; or  
7           (3) An electrical contractor, licensed under Article 4 of this Chapter, if the  
8           opinion relates to electrical requirements imposed by the North  
9           Carolina State Building Code.  
10       (b) Any home inspector who provides to any person any opinion on whether the  
11 manner of construction, workmanship, or materials for construction of any residential  
12 structure in this State either conforms to or is in variance with the North Carolina State  
13 Building Code without being currently licensed as set forth in subsection (a) is engaged  
14 in the unauthorized practice of contracting and is subject to the sanctions as provided in  
15 G.S. 87-13, 87-25, and 87-48 as appropriate."

16           Sec. 2. This act becomes effective July 1, 1992.