

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2007**

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**SENATE BILL 1143**

Short Title: Clarify Duties of Licensed Home Inspector.

(Public)

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Sponsors: Senator Hoyle.

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Referred to: Commerce, Small Business and Entrepreneurship.

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March 22, 2007

A BILL TO BE ENTITLED

AN ACT REQUIRING A LICENSED HOME INSPECTOR TO INCLUDE A SUMMARY PAGE IN THE WRITTEN REPORT PROVIDED TO THE PERSON FOR WHOM THE INSPECTION WAS PERFORMED THAT DESCRIBES COMPONENTS THAT ARE NOT FUNCTIONING OR REQUIRE FURTHER INVESTIGATION BY A SPECIALIST.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 143-151.58(a) reads as rewritten:

"(a) Home Inspection Report. – A licensed home inspector or licensed associate home inspector must give to each person for whom the inspector performs a home inspection for compensation a written report of the home inspection. The report shall contain a summary page. The summary page shall include a description of the components that are not functioning as intended or warrant further investigation by a specialist. The inspector must give the person the report by the date set in a written agreement by the parties to the home inspection. If the parties to the home inspection did not agree on a date in a written agreement, the inspector must give the person the report within three business days after the inspection was performed."

**SECTION 2.** This act is effective when it becomes law.