

NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD

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To: All NC Licensed Home Inspectors

Date: May 21, 2009

Subject: Official Position of the Home Inspector Licensure Board
SB1007=HB979 An Act Amending the Laws under the NC Home Inspector
Licensure Act.

History: The proposed General Statute change is a collaborative effort of the North Carolina Association of Realtors (NCAR), North Carolina Homebuilders Association (NCHBA), North Carolina Chapter of the American Society of Home Inspectors (NC ASHI), and the North Carolina Licensed Home Inspectors Association (NCLHIA). This is an extensive rewrite of the home inspector licensure law that has several areas of concern to the North Carolina Home Inspector Licensure Board (NCHILB). The NCHILB was not a part of the development of this proposal and has not had the opportunity to fully analyze all the potential impacts of this proposed legislation. However, the NCHILB's Legislative Committee has recommended the changes below as a minimum.

This legislation has passed the 1st reading in the Senate and has been through the Judiciary II Committee and now goes to the Senate Finance Committee. In the House it has also passed the 1st reading and is scheduled to go through the Commerce, Small Business and Entrepreneurship Committee, if favorable, then to the Finance Committee. In other words, this proposed legislation is likely to become enacted during this legislative session unless intervention occurs. While the NCHILB is lobbying for these changes and is receiving favorable attention at the legislator level, the success of our efforts is not known and is not guaranteed. Each inspector is highly encouraged to review the entire proposed bill for the impacts you envision on your profession. You can track this legislation at <http://www.ncga.state.nc.us/>. You may want to personally contact your legislative representatives and express your opinion.

Board Meeting May 8th, 2009. Motion made by T. Triebel, seconded by M. Peeples, relative to SB1007=HB979 (An Act Amending the Laws under the NC Home Inspector Licensure Act, Session 2009). Motion passed.

Motion:

The North Carolina Home Inspector Licensure Board (the Board) recognizes the positive aspects of SB 1007, but wants to inform the NC Legislature of the Board's position on the following four items/sections.

1. The Board desires **removal of the proposed exemption** to complete the approved pre-licensing education program provided to general contractors, architects, and professional engineers.

***Reason:** The interests of the public will be best served by having all licensed home inspectors uniformly cognizant of their duties and fully knowledgeable as professional inspectors. The Board notes that there is a section that allows for direct access to the home inspector exam to anyone who demonstrates equivalent education and experience.*

2. The Board desires **removal** of the proposed "Summary Page" section [143-151-.58. (a1)].

***Reason:** Similar language is already provided in the Board's Administrative Code, which may be amended as necessary by Board action. Codifying requirements for the Summary Page obviates the flexibility for Summary Page rule changes that may be made to ensure public safety and health.*

3. The Board desires **removal** of the proposed "North Carolina State Building Code" section [143-151-58. (a2)].

***Reason:** Home inspectors are not required to report on compliance or non-compliance with codes under the Board's Administrative Code [Section .1105 General Exclusions: (a) (5)]. Inspectors already provide information relative to identified deficiencies. Codifying a separate Building Code Section is unnecessary and burdensome.*

4. The Board desires that the requirement to have a high school diploma or its equivalent remain as one of the conditions to be licensed as a home inspector.

***Reason:** This minimum general education requirement has served the public interest well and is in the current statutes [143-151-51 Requirements to be licensed as a home inspector].*

Gerald W. Canipe

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Chairman, North Carolina Home Inspector Licensure Board.