

SENATE BILL No. 329

DIGEST OF INTRODUCED BILL

Citations Affected: IC 25-20.2.

Synopsis: Home inspections. Requires attic spaces to be inspected during a home inspection. Requires a home inspection to include inspection of a basement or crawl space, if applicable. Requires a written agreement between a home inspector and a client.

Effective: July 1, 2014.

Arnold J, Rogers

January 14, 2014, read first time and referred to Committee on Local Government.



Second Regular Session 118th General Assembly (2014)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2013 Regular Session and 2013 First Regular Technical Session of the General Assembly.

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A BILL FOR AN ACT to amend the Indiana Code concerning professions and occupations.

Be it enacted by the General Assembly of the State of Indiana:

- 1 SECTION 1. IC 25-20.2-2-6 IS AMENDED TO READ AS
2 FOLLOWS [EFFECTIVE JULY 1, 2014]: Sec. 6. "Home inspection"
3 means a visual analysis for the purpose of providing a professional
4 opinion of the condition of a residential dwelling and the dwelling's
5 carports or garages, any reasonably accessible installed components,
6 and the operation of the dwelling's systems, including any controls
7 normally operated by the owner of the dwelling, for the following
8 components:
9 (1) Heating systems.
10 (2) Cooling systems.
11 (3) Electrical systems.
12 (4) Plumbing systems.
13 (5) Structural components.
14 (6) Foundations.
15 (7) Roof coverings.
16 (8) Exterior and interior components.



1 **(9) Attic spaces.**

2 ~~(9)~~ **(10)** Any other site aspects that affect the residential dwelling.
 3 The term does not include a code compliance inspection.

4 SECTION 2. IC 25-20.2-2.1 IS ADDED TO THE INDIANA CODE
 5 AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE
 6 JULY 1, 2014]:

7 **Chapter 2.1. Home Inspection Requirements**

8 **Sec. 1. A licensee shall enter into a written agreement with a**
 9 **client prior to a home inspection that includes, at a minimum, the**
 10 **following:**

11 **(1) The purpose of the inspection.**

12 **(2) The date of the inspection.**

13 **(3) The name, address, and license number of the licensee.**

14 **(4) The fee for services performed.**

15 **(5) A statement that the home inspection will be performed in**
 16 **accordance with standards of performance adopted by the**
 17 **board.**

18 **(6) A list of the systems and components to be inspected.**

19 **(7) Limitations or exclusions of systems or components being**
 20 **inspected.**

21 **(8) The signature of the client and the signature of the**
 22 **licensee.**

23 **Sec. 2. A home inspection performed under this article must**
 24 **include inspection of a:**

25 **(1) basement; or**

26 **(2) crawl space;**

27 **if applicable.**

28 **Sec. 3. If the attic of a residential dwelling is not inspected as**
 29 **part of a home inspection performed under this article, the home**
 30 **inspection may be voided.**

31 **Sec. 4. If a home inspection is performed on a residential**
 32 **dwelling as defined in IC 25-20.2-2-10, a home inspection report**
 33 **must be issued for each unit.**

34 **Sec. 5. The board may adopt:**

35 **(1) rules under IC 4-22-2; and**

36 **(2) standards of performance;**

37 **to implement this chapter.**

