

## AMENDMENTS TO HOUSE BILL NO. 1001

Sponsor: REPRESENTATIVE HELM

Printer's No. 1161

1 Amend Bill, page 2, line 2, by striking out "Manufactured and  
2 modular housing certificate" and inserting

3 Limitation on liability

4 Amend Bill, page 5, line 27, by striking out "secretary" and  
5 inserting

6 Governor with the advice and consent of the Senate

7 Amend Bill, page 8, line 18, by striking out "be no" and  
8 inserting

9 consist of the following:

10 (i) No

11 Amend Bill, page 8, line 19, by striking out "and" and  
12 inserting

13 which include six hours of education providing the  
14 basic knowledge on the differences between the National  
15 Manufactured Housing Construction and Safety Standards  
16 Act of 1974 (Public Law 93-383, 42 U.S.C. § 5401 et seq.)  
17 and the act of May 11, 1972 (P.L.286, No.70), known as  
18 the Industrialized Housing Act, and the installation of  
19 manufactured and modular homes.

20 (ii) No less than

21 Amend Bill, page 9, line 23, by striking out "and section  
22 504"

23 Amend Bill, page 10, line 16, by inserting after "board."

24 Three of the total required hours of continuing  
25 education must focus on the differences between the National  
26 Manufactured Housing Construction and Safety Standards Act of  
27 1974 (Public Law 93-383, 42 U.S.C. § 5401 et seq.) and the  
28 act of May 11, 1972 (P.L.286, No.70), known as the  
29 Industrialized Housing Act, and the installation of

1 manufactured and modular homes.

2 Amend Bill, page 11, line 30; page 12, lines 1 through 29; by  
3 striking out "Manufactured and modular housing certificate." in  
4 line 30 on page 11 and all of lines 1 through 29 on page 12 and  
5 inserting

6 Limitation on liability.

7 A home inspector shall not be held liable for the  
8 contents or omissions of a home inspection report if relied  
9 upon by any individual or person other than the client as  
10 identified by the executed contract for the specific home  
11 inspection.

12 Amend Bill, page 14, line 29, by striking out "\$5,000" and  
13 inserting

14 \$15,000

15 Amend Bill, page 15, line 14, by striking out "two years" and  
16 inserting

17 one year

18 Amend Bill, page 15, line 22, by inserting after "delivered"  
19 regardless of when the claim is discovered by the client

20 Amend Bill, page 20, line 12, by striking out all of said  
21 line and inserting

22 (a) General rule.--

23 (1) An individual may not practice home

24 Amend Bill, page 20, line 15, by striking out all of said  
25 line and inserting

26 (i) An individual licensed as a professional  
27 engineer

28 Amend Bill, page 20, line 18, by striking out all of said  
29 line and inserting

30 (ii) An individual licensed under the act of  
31 December 14,

32 Amend Bill, page 20, by inserting between lines 20 and 21

33 (2) Notwithstanding paragraph (1), a person licensed or  
34 registered as a professional engineer under the Engineer,  
35 Land Surveyor and Geologist Registration Law, or a person

1 licensed or registered under the Architects Licensure Law,  
2 must comply with sections 508, 704, 901 and 902 when  
3 performing a home inspection. A person licensed or registered  
4 as a professional engineer, or licensed or registered as an  
5 architect, who violates this paragraph shall be subject to  
6 disciplinary action, including license or registration  
7 suspension and revocation, and penalties under the Engineer,  
8 Land Surveyor and Geologist Registration Law and the  
9 Architects Licensure Law, respectively.

10 Amend Bill, page 22, line 28, by inserting after "inspection"  
11 and the home is occupied

12 Amend Bill, page 22, line 30, by inserting after  
13 "inspection."

14 Posting a notice on a form prescribed by the board by  
15 regulation on the front door of the occupied home in a position  
16 that ensures the occupants see the notice shall constitute  
17 proper disclosure.

18 Amend Bill, page 23, line 6, by striking out "Any of the" and  
19 inserting

20 The

21 Amend Bill, page 25, line 4, by striking out "shall be void"  
22 and inserting

23 the clause shall be unenforceable as it relates to

24 Amend Bill, page 25, line 20, by striking out "conditions  
25 conducive to"

26 Amend Bill, page 25, line 20, by striking out "mold," and  
27 inserting

28 interior mold, mildew or

29 Amend Bill, page 25, line 21, by striking out "or related  
30 biologicals"

31 Amend Bill, page 25, line 23, by striking out "mold's"

32 Amend Bill, page 26, line 27, by inserting after "inspection"  
33 and if the premises are occupied