
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 427 Session of
2003

INTRODUCED BY WAUGH, ERICKSON, RAFFERTY, COSTA, KUKOVICH,
PILEGGI, EARLL, KITCHEN, WONDERLING, CORMAN, THOMPSON,
WOZNIAK, MADIGAN, RHOADES, LEMMOND, MELLOW AND O'PAKE,
MARCH 12, 2003

REFERRED TO URBAN AFFAIRS AND HOUSING, MARCH 12, 2003

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, further providing for
3 required contractual provision regarding home inspections and
4 for reliance by buyer.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Sections 7506 and 7510 of Title 68 of the
8 Pennsylvania Consolidated Statutes are amended to read:

9 § 7506. Required contractual provision regarding home
10 inspections.

11 A provision of an agreement of transfer regarding the right
12 of the buyer to obtain a home inspection report and providing
13 for the consequences, if any, shall provide that the home
14 inspection be performed by a full member in good standing of a
15 national home inspection association in accordance with the
16 ethical standards and code of conduct or practice of that
17 association. A home inspection performed by a person who has not
18 attained full membership in a national home inspection

1 association satisfies the requirements of this section if the
2 person is:

3 (1) excluded under section 7503(b)(1) (relating to
4 relationship to other laws) as a person described in section
5 7503(a)(1) or (4); or

6 (2) supervised by a full member in good standing of a
7 national home inspection association who agrees to be
8 responsible for the home inspection report by signing the
9 report.

10 § 7510. Reliance by buyer.

11 A buyer shall be entitled to rely in good faith, without
12 independent investigation, on a written representation by a home
13 inspector that the home inspector is a full member in good
14 standing of a national home inspection association[.] or is
15 exempted under section 7506 (relating to required contractual
16 provision regarding home inspections.)

17 Section 2. This act shall take effect in 60 days.