

AMENDMENTS TO HOUSE BILL NO. 1032

Sponsor: SENATOR TOMLINSON

Printer's No. 1204

1 Amend Bill, page 1, line 20; page 2, line 1; by striking out
2 all of said lines on said pages and inserting

3 "Home inspection." A noninvasive visual examination of the
4 systems and essential components of a residential dwelling
5 designed to identify material defects in those systems and
6 components and performed for a fee in connection with or
7 preparation for a proposed or possible residential real estate
8 transfer. The term:

9 (1) Includes a consultation regarding the property that
10 is represented to be a home inspection or that is described
11 by a similar term.

12 (2) Does not include any of the following:

13 (i) An examination of a single system or component
14 of a residential dwelling, such as an electrical or
15 plumbing system or roof.

16 (ii) An examination that is limited to inspection
17 for or of one or more of the following:

18 (A) Wood destroying insects.

19 (B) Underground tanks and wells.

20 (C) Septic systems.

21 (D) Swimming pools and spas.

22 (E) Alarm systems.

23 (F) Air and water quality.

24 (G) Tennis courts and playground equipment.

25 (H) Pollutants, toxic chemicals and
26 environmental hazards.

27 (iii) An examination associated with moving into or
28 out of a leased home.

29 "Home inspector." An individual who performs home
30 inspections. The term does not include an individual licensed
31 under any of the following laws when acting under the
32 individual's registration or license:

33 (1) The act of May 23, 1945 (P.L.913, No.367), known as
34 the Engineer, Land Surveyor and Geologist Registration Law,
35 as to professional engineers, professional land surveyors and
36 professional geologists.

37 (2) The act of January 24, 1966 (1965 P.L.1535, No.537),
38 known as the Pennsylvania Sewage Facilities Act.

1 (3) The act of March 1, 1974 (P.L.90, No.24), known as
2 the Pennsylvania Pesticide Control Act of 1973.

3 (4) The act of December 14, 1982 (P.L.1227, No.281),
4 known as the Architects Licensure Law.

5 (5) The act of July 9, 1987 (P.L.238, No.43), known as
6 the Radon Certification Act.

7 Amend Bill, page 2, lines 13 through 24, by striking out all
8 of said lines and inserting

9 (4) [Eight members who are citizens of the United States
10 and who have been residents of this Commonwealth for a two-
11 year period immediately prior to appointment, two of whom
12 shall be public members and six of whom shall be persons who
13 are State-certified real estate appraisers.] As follows:

14 (i) Fourteen members who are citizens of the United
15 States and who have been residents of this Commonwealth
16 for a two-year period immediately prior to appointment as
17 follows:

18 (A) Eight of the members shall be State-
19 certified real estate appraisers.

20 (B) Two of the members shall be certified
21 Pennsylvania evaluators.

22 (C) Two of the members shall be public members.

23 (D) Two of the members shall be licensed home
24 inspectors.

25 (E) Two of the members shall be unlicensed home
26 inspectors. This subparagraph shall expire on the
27 effective date of clause (D).

28 (ii) If a member is qualified in more than one
29 profession specified in this paragraph, the appointment
30 shall specify in which capacity the member is appointed.

31 Amend Bill, page 3, line 2, by inserting after "evaluators"
32 and qualified home inspectors

33 Amend Bill, page 3, line 4, by inserting after "evaluator"
34 and one qualified home inspector

35 Amend Bill, page 3, line 5, by inserting after "evaluator"
36 and one qualified home inspector

37 Amend Bill, page 3, line 7, by striking out all of said line
38 and inserting

39 Section 3. If the act is amended to provide for licensed
40 home inspectors, the State Board of Certified Real Estate
41 Appraisers shall transmit notice of enactment to the Legislative
42 Reference Bureau for publication in the Pennsylvania Bulletin.

43 Section 4. The terms of the two unlicensed home inspector

1 members of the board under section 4(a)(4)(E) of the act shall
2 expire on the effective date of section 4(a)(4)(D) of the act.

3 Section 5. This act shall take effect as follows:

4 (1) The following provisions shall take effect
5 immediately:

6 (i) Sections 3 and 4 of this act.

7 (ii) This section.

8 (2) The addition of section 4(a)(4)(D) of the act shall
9 take effect upon publication of the notice under section 3 of
10 this act.

11 (3) The remainder of this act shall take effect in 60
12 days.