

# NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD

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**Date:** May 9, 2009

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

**Board Meeting May 8<sup>th</sup>, 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.