

BY: Delegate Schisler

AMENDMENT TO HOUSE BILL NO. 379

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 21, after “time;” insert “requiring that any limitation of the liability of a home inspector be agreed to in writing by certain persons prior to the performance of the home inspection;”.

AMENDMENT NO. 2

On page 20, strike beginning with “SPECIALIST” in line 4 down through “PROFESSION” in line 5 and substitute “STRUCTURAL ENGINEER”; in line 7, strike “OR AN OPINION REGARDING OTHER” and substitute “OR THE CONDITION OF ITS”; strike beginning with “ONE” in line 8 down through “YOU” in line 10 and substitute “A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL”; in line 11, after the semicolon insert “AND”; in line 14, strike “CONTRACTUAL”; in the same line, strike “INSPECTION”; AND” and substitute “INSPECTION UNDER A REAL ESTATE CONTRACT.”; strike lines 15 and 16 in their entirety; and after line 22, insert:

“(C) ANY LIMITATION OF THE LIABILITY OF THE LICENSEE FOR ANY DAMAGES RESULTING FROM THE REPORT ON THE HOME INSPECTION SHALL BE AGREED TO IN WRITING BY THE PARTIES TO THE HOME INSPECTION PRIOR TO THE PERFORMANCE OF THE HOME INSPECTION.”.