

## Article 6

### Documentation by Home Inspectors

**8-3-330. “Home Inspector” defined.**

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## ARTICLE 6

### DOCUMENTATION BY HOME INSPECTORS

#### **8-3-330. “Home Inspector” defined**

As used in this article, the term “home inspector” means any person, except an employee of a county, municipality, or political subdivision while engaged in the performance of the duties of his or her employment, who, for consideration, inspects and reports on the condition of any home or single family dwelling or the grounds, roof, exterior surface, garage or carport, structure, attic, basement or crawlspace, electrical system, heating system, air conditioning system, plumbing, on-site sewage disposal, pool or hot tub, fireplace, kitchen, appliances, or any combination thereof for a prospective purchaser or seller.

( Code 1981, § 8-3-330., enacted by Ga. L. 1994. p. 471, § 1.)

#### **8-3-331. Documentation required.**

Every home inspector shall provide to the person on whose behalf a home or single-family dwelling is being inspected a written document specifying:

(1) The scope of the inspection, including those structural elements, systems, and subsystems to be inspected.,

(2) That the inspection is a visual inspection; and,

(3) That the home inspector will notify in writing the person on whose behalf such inspection is being made of any defects noted during the inspection, along with any recommendation that certain experts be retained to determine the extent and corrective action necessary for such defects.

( Code 1981. § 8-3-331., enacted by Ga. L. 1994. p. 471, § 1.)

#### **8-3-331.1. Licensing authority of political subdivision.**

Nothing in this article shall preempt a political subdivision from prescribing licensing requirements for home inspectors.

#### **8-3-332. Criminal penalty**

Any person violating any of the provisions of this article shall be guilty of a misdemeanor.

( Code 1981. § 8-3-331., enacted by Ga. L. 1997. p. 550, § 2.)

**Effective date.** – This Code section became effective January 1, 1998.