

REVENUE: No revenue impact

FISCAL: No fiscal impact

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<b>Action:</b>	Do Pass
<b>Vote:</b>	5 - 0 - 1
<b>Yeas:</b>	Atkinson, Edwards, Girod, Starr, Beyer
<b>Nays:</b>	0
<b>Exc.:</b>	Burdick
<b>Prepared By:</b>	Richard Berger, Administrator
<b>Meeting Dates:</b>	2/21, 2/24

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**WHAT THE MEASURE DOES:** Allows the Construction Contractors Board to adopt rules for determining whether an inspection and report that is limited to one or more specific systems or components of a residential structure is a sufficient assessment to constitute a home inspection requiring the services of a certified home inspector.

**ISSUES DISCUSSED:**

- Need to modify current law to exempt certain types of inspections
- Energy audits not for the same purpose as home inspections
- Giving Construction Contractor’s Board authority to make rules based on the different types of inspections

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** Historically, home inspectors have provided the service of reviewing all home components, usually before a sale of the property. The individual performing this work must be certified by the Construction Contractors Board (CCB) as a home inspector. Recently, businesses have begun offering services involving only limited inspection of homes. These inspections may be performed as part of an energy audit or a forensic building inspection. The CCB states that, “it is unclear whether companies providing energy audits and forensic building inspections are offering the services of a home inspector.” ORS 701.005(8) defines "home inspector" as "a person who, for a fee, inspects and provides written reports on the overall physical condition of a residential structure and the appurtenances thereto.”