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4 **HOUSE BILL No. 2100**

5  
6 By Representative Patterson

7  
8 1-29

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10 AN ACT concerning real property; relating to home inspections.

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12 *Be it enacted by the Legislature of the State of Kansas:*

13 Section 1. (a) As used in this section:

14 (1) "Home inspection" means a noninvasive visual examination of  
15 ~~some combination of~~ the mechanical, electrical or plumbing systems or  
16 the structural and essential components of a residential dwelling **or any**  
17 **portion thereof** designed to identify material defects in those systems  
18 and components and performed for a fee in connection with or prepara-  
19 tion for a proposed or possible residential real estate transfer. The term  
20 also includes any consultation regarding the property that is represented  
21 to be a home inspection or that is described by any ~~confusingly~~ similar  
22 term. ~~The term does not include an examination of a single system or~~  
23 ~~component of a residential dwelling such as, for example, its electrical or~~  
24 ~~plumbing system or its roof. The term also does not include an exami-~~  
25 ~~nation that is limited to inspection for or of one or more of the following:~~  
26 ~~Wood destroying insects, underground tanks and wells, septic systems,~~  
27 ~~swimming pools and spas, alarm systems, air and water quality, tennis~~  
28 ~~courts and playground equipment, pollutants, toxic chemicals and envi-~~  
29 ~~ronmental hazards.~~

30 (2) "Home inspection report" means a written report on the results  
31 of a home inspection.

32 (3) "Home inspector" means an individual who performs a home  
33 inspection.

34 (b) Any **clause or provision in an** agreement or contract issued by  
35 a home inspector for a home inspection report which contains language  
36 limiting or disclaiming the home inspectors liability **as to any system or**  
37 **component of the residential dwelling covered by such report** is  
38 hereby declared to be against public policy and void.

39 Sec. 2. This act shall take effect and be in force from and after its  
40 publication in the statute book.

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