

IC 25-20.2-2

Chapter 2. Definitions

IC 25-20.2-2-1

Applicability of definitions

Sec. 1. The definitions in this chapter apply throughout this article.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-2

"Agency"

Sec. 2. "Agency" refers to the Indiana professional licensing agency established by IC 25-1-5-3.

As added by P.L.145-2003, SEC.7. Amended by P.L.1-2006, SEC.441.

IC 25-20.2-2-3

"Applicant"

Sec. 3. "Applicant" means an individual who applies for a license as a home inspector.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-4

"Board"

Sec. 4. "Board" refers to the home inspectors licensing board established by IC 25-20.2-3-1.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-5

"Client"

Sec. 5. "Client" means an individual who hires or seeks to hire a licensed home inspector to obtain a home inspection or home inspection report.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-6

"Home inspection"

Sec. 6. "Home inspection" means a visual analysis for the purpose of providing a professional opinion of the condition of a residential dwelling and the dwelling's carports or garages, any reasonably accessible installed components, and the operation of the dwelling's systems, including any controls normally operated by the owner of the dwelling, for the following components:

- (1) Heating systems.
- (2) Cooling systems.
- (3) Electrical systems.
- (4) Plumbing systems.
- (5) Structural components.
- (6) Foundations.
- (7) Roof coverings.

(8) Exterior and interior components.

(9) Any other site aspects that affect the residential dwelling.

The term does not include a code compliance inspection.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-7

"Home inspection report"

Sec. 7. "Home inspection report" means a legibly written report prepared for compensation and issued after a home inspection. The report must include the following:

(1) A report on any system or component inspected that, in the professional opinion of the inspector, is significantly deficient or near the end of the system or component's service life. A report under this subdivision must include the reason why the system or component is significantly deficient or near the end of the system or component's service life, unless the reason is self-evident.

(2) The inspector's recommendation to remedy or monitor a deficiency reported under subdivision (1).

(3) A list of any systems or components that were designated for inspection in the standards of performance adopted by the board but that were not inspected.

(4) The reason a system or component listed under subdivision (3) was not inspected.

(5) A statement that the report does not address environmental hazards, including:

(A) lead-based paint;

(B) radon;

(C) asbestos;

(D) cockroaches;

(E) rodents;

(F) pesticides;

(G) treated lumber;

(H) mold;

(I) mercury;

(J) carbon monoxide; or

(K) other similar environmental hazards.

(6) A statement that the report does not address wood destroying insects and organisms.

(7) A statement that the report does not address subterranean systems or system components (operational or nonoperational), including:

(A) sewage disposal;

(B) water supply; or

(C) fuel storage or delivery.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-8

"Licensed home inspector"

Sec. 8. "Licensed home inspector" means an individual who is

licensed under this article as a home inspector.
As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-9

"Licensee"

Sec. 9. "Licensee" means a person who performs home inspections and who is licensed under this article as a home inspector.

As added by P.L.145-2003, SEC.7.

IC 25-20.2-2-10

"Residential dwelling"

Sec. 10. "Residential dwelling" means a structure consisting of at least one (1) but not more than five (5) units, each designed for occupancy by a single family, whether the units are occupied or unoccupied.

As added by P.L.145-2003, SEC.7.