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SB-988 Home inspectors. (2017-2018)

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Senate Bill No. 988

CHAPTER 225

An act to add Section 7196.2 to the Business and Professions Code, relating to professions and vocations.

[Approved by Governor August 27, 2018. Filed with Secretary of State August 27, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 988, Galgiani. Home inspectors.

Existing law regulates a person who performs certain home inspections for a fee in connection with a transfer of real property. Existing law provides that it is the duty of a home inspector who is not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer to conduct a home inspection with the degree of care that a reasonably prudent home inspector would exercise.

Under this bill, if a home inspector observes any shade of yellow corrugated stainless steel tubing, as defined, during a home inspection, the home inspector would be required to include that observation and a specified notification in the home inspection report. The bill would require the degree of care of a reasonably prudent home inspector to be used in determining whether a home inspector has complied with that requirement.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. This act may be cited as the "Proper Bonding and Grounding of Corrugated Stainless Steel Tubing Act."

SEC. 2. Section 7196.2 is added to the Business and Professions Code, to read:

7196.2. (a) If a home inspector observes any shade of yellow corrugated stainless steel tubing during a home inspection, the home inspector shall include that observation, and the following notification, in the home inspection report:

"Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor."

(b) For purposes of this section, "corrugated stainless steel tubing" means a flexible, stainless steel pipe used to supply natural gas and propane in residential, commercial, and industrial structures.

(c) The degree of care specified in Section 7196 shall be used in determining whether a home inspector has complied with the requirements of subdivision (a).