

if different; and altering the disclosure required to be included in a home inspection report.

BY repealing and reenacting, without amendments,

Article - Real Property

Section 1-101(j)

Annotated Code of Maryland

(1988 Replacement Volume and 1992 Supplement)

BY repealing and reenacting, with amendments,

Article - Real Property

Section 10-801

Annotated Code of Maryland

(1988 Replacement Volume and 1992 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND; That the Laws of Maryland read as follows:

**Article - Real Property**

1-101.

(j) "Person" includes an individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm, association, public or private corporation, or any other entity.

10-801.

(a) In this subtitle, "home inspector" means [an individual] A PERSON who provides or offers to provide home inspection services.

(b) A home inspection report on residential real property that is delivered to a person who has entered into a contract for the purchase of the property shall include:

(1) A list of the credentials of the home inspector AND THE INDIVIDUAL WHO PERFORMED THE INSPECTION, IF DIFFERENT; and

(2) A disclosure in 10-point bold type that states:

"An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.