

SCHEDULE 9

Home condition report

Terms for the preparation of a home condition report

2. A home inspector must prepare a home condition report on the following terms without exclusion or limitation—

- (a) that the report will be prepared with reasonable care and skill;
- (b) that the home inspector will provide in the report an objective opinion about the condition of the property;
- (c) that such an opinion will be based on his inspection;
- (d) that the home inspector will identify in the report such conditions within the property as appear to—
 - (i) be defects that are serious or require urgent attention, or both;
 - (ii) give rise to a need for repair or replacement; or
 - (iii) give rise to further investigation;
- (e) that a responsible person may copy or issue a copy of the report for the purposes of—
 - (i) regulations 5, 6, 9(a) and 24; and
 - (ii) section 156(1), (2) and (11) of the 2004 Act; and
- (f) that any person may do one or more of the following for the purposes of a disclosure or other act authorised by Part 9—
 - (i) copy a report;
 - (ii) issue a copy of a report;
 - (iii) rent or lend a report;
 - (iv) communicate a report; or
 - (v) make an adaptation of a report or do any of the above in relation to an adaptation.