

NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD

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July 30, 2021

Sent By Email To mlovell@ncdoj.gov

Josh Stein, Attorney General
North Carolina Department of Justice
c/o Melissa Lovell
P.O. Box 629
Raleigh, NC 27602-0629

Re: Request for Advisory Opinion regarding Walk-Through
Consultation Program

Dear Attorney General Stein:

On July 2, 2021, the NC Home Inspector Licensure Board received a letter from Sajay R. Gohil, Esq., an attorney that represents Home Inspection Carolina, Inc. ("HIC"), which is enclosed. HIC is NOT licensed by the NCHILB but is a business entity registered with the N.C. Secretary of State's Office. According to Attorney Gohil, HIC conducts a Walk-Through Consultation Program ("Walk and Talk Program"), and does not consider this to be a "home inspection" as that term is defined under N.C. Gen. Stat. § 143-151.45(4). Current market conditions of limited inventory and multiple buyers have created a condition where clients are willing to pay individuals who may or may not be licensed home inspectors for a visual inspection of selected systems and/or components and a verbal opinion of the condition of the property.

Therefore, the Board would like an advisory opinion based upon the facts presented in Mr. Gohil's letter of whether the Walk and Talk Program outlined therein constitutes a "home inspection" that must be completed by a licensed home inspector and requires a written report.

Please let me know if you have any questions or require any additional information.

Sincerely,
Mike Hejduk
Executive Director

Enclosure

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