

**411.274 Circumstances under which home inspector liable.**

In a claim to recover damages resulting from a deficient home inspection or home inspection report regarding the inspection of a home, a home inspector is liable for his or her acts or omissions or the acts or omissions of his or her agents or employees and is not liable for any damages caused by:

- (1) The acts or omissions of a person other than the home inspector or his or her agent or employee; or
- (2) Any construction defect disclosed to a claimant before his or her purchase of the home, if the disclosure was provided in writing and in language that is understandable and was signed by the claimant.

**Effective:** July 13, 2004

**History:** Created 2004 Ky. Acts ch. 109, sec. 23, effective July 13, 2004.