

AMENDMENT TO H.R. 1728
OFFERED BY MS. VELAZQUEZ OF NEW YORK

Page 109, after line 5, insert the following:

1 **SEC. 409. HOME INSPECTION COUNSELING.**

2 (a) PUBLIC OUTREACH.—

3 (1) IN GENERAL.—The Secretary of Housing
4 and Urban Development (in this section referred to
5 as the “Secretary”) shall take such actions as may
6 be necessary to inform potential homebuyers of the
7 availability and importance of obtaining an inde-
8 pendent home inspection. Such actions shall in-
9 clude—

10 (A) publication of the HUD/FHA form
11 HUD 92564-CN entitled “For Your Protection:
12 Get a Home Inspection”, in both English and
13 Spanish languages;

14 (B) publication of the HUD/FHA booklet
15 entitled “For Your Protection: Get a Home In-
16 spection”, in both English and Spanish lan-
17 guages;

18 (C) development and publication of a HUD
19 booklet entitled “For Your Protection--Get a
20 Home Inspection” that does not reference

1 FHA-insured homes, in both English and Span-
2 ish languages; and

3 (D) publication of the HUD document en-
4 titled “Ten Important Questions To Ask Your
5 Home Inspector”, in both English and Spanish
6 languages.

7 (2) AVAILABILITY.—The Secretary shall make
8 the materials specified in paragraph (1) available for
9 electronic access and, where appropriate, inform po-
10 tential homebuyers of such availability through home
11 purchase counseling public service announcements
12 and toll-free telephone hotlines of the Department of
13 Housing and Urban Development. The Secretary
14 shall give special emphasis to reaching first-time and
15 low-income homebuyers with these materials and ef-
16 forts.

17 (3) UPDATING.—The Secretary may periodi-
18 cally update and revise such materials, as the Sec-
19 retary determines to be appropriate.

20 (b) REQUIREMENT FOR FHA-APPROVED LEND-
21 ERS.—Each mortgagee approved for participation in the
22 mortgage insurance programs under title II of the Na-
23 tional Housing shall provide prospective homebuyers, at
24 first contact, whether upon pre-qualification, pre-approval,

1 or initial application, the materials specified in subpara-
2 graphs (A), (B), and (D) of subsection (a)(1).

3 (c) REQUIREMENTS FOR HUD-APPROVED COUN-
4 SELING AGENCIES.—Each counseling agency certified
5 pursuant by the Secretary to provide housing counseling
6 services shall provide each of their clients, as part of the
7 home purchase counseling process, the materials specified
8 in subparagraphs (C) and (D) of subsection (a)(1).

9 (d) TRAINING.—Training provided the Department
10 of Housing and Urban Development for housing coun-
11 seling agencies, whether such training is provided directly
12 by the Department or otherwise, shall include—

13 (1) providing information on counseling poten-
14 tial homebuyers of the availability and importance of
15 getting an independent home inspection;

16 (2) providing information about the home in-
17 spection process, including the reasons for specific
18 inspections such as radon and lead-based paint test-
19 ing;

20 (3) providing information about advising poten-
21 tial homebuyers on how to locate and select a quali-
22 fied home inspector; and

23 (4) review of home inspection public outreach
24 materials of the Department.

