

MINUTES
CONNECTICUT HOME INSPECTION LICENSING BOARD
165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

AUGUST 6, 2009

The Connecticut Home Inspection Licensing Board met on Thursday, August 6, 2009 at 9:44 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Susan A. Connors, Esq., Chairperson (*Public Member*)
Eric Curtis (*Public Member*)
Richard J. Kobylenski (*Home Inspector*)
Bruce D. Schaefer (*Home Inspector*)
William Stanley, Jr. (*Home Inspector*)

Board Members
Not Present: James J. O'Neill (*Public Member*)
David B. Sherwood (*Home Inspector*)
Lawrence R. Willette (*Home Inspector*)

Board Member Vacancies: None

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich, License and Applications
Specialist

Others Present: None

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax (860)-706-1255.

Agency Website: www.ct.gov/dcp

Division E-Mail: occtrades@ct.gov

1. Call to order by Chairperson Susan Connors.

Ms. Connors called the meeting to order at 9:44 AM.

2. Review of minutes of the May 7, 2009 meeting of the Board.

Board Member Bill Stanley noted that on page three, last paragraph, ninth line, the words “*taken in subject matter*” shall be replaced with the words “*be in subjects*”. In addition, Mr. Kuzmich noted that the text under Agenda Item 7B is largely credited to Mr. Stanley and taken from an e-mail that he sent to Ms. Bullock concerning continuing education course matter for Home Inspectors. Mr. Kuzmich and all the Board members thanked Mr. Stanley for his diligent effort.

As such, the Board voted, unanimously, to approve the minutes as amended herein. (Schaefer/Kobylenski)

3. Review of Final Decisions and Orders.

Chairperson Susan A. Connors acknowledged that there are no Final Decisions and Orders before the Board today.

4. Applications for review.

Chairperson Susan A. Connors acknowledged that there are no applications before the Board today.

5. Applicants appearing before the Board.

Chairperson Susan A. Connors acknowledged that there are no applicants appearing before the Board today.

6. Formal Hearings to be held.

Chairperson Susan A. Connors acknowledged that there are no Formal Hearings scheduled for today’s meeting.

7. Old Business

A. Home Inspection Course Applications for Pre-Licensing;

Courses: Home Inspector Pre-License Instruction (60 hrs.)

*Principles of Home Inspection: Systems and Standards,
Second Edition Carson Dunlop & Associates (90 hrs.)*

*School: Casey, O'Malley and Associates
154 Overbrook Drive
Stamford, Connecticut 06906-1017*

Mr. Stanley noted that based upon his review of the course material, he found the same to be complete and thorough. Mr. Schaefer also noted that he agreed with Mr. Stanley and that the online courses are authored by well established entities in the Home Inspection Education Industry. Mr. Stanley also noted that as a practical matter, the majority of the course material used comes from a previously approved school formerly affiliated with applicant and no longer in business.

The Board voted, unanimously, to approve Casey, O'Malley and Associates and their Home Inspector Pre- License Instruction 60 Course as an Pre-Licensing School and Course for Home Inspector Interns. (Stanley/Schaefer)

B. Continuation of discussion concerning the Regulation for Home Inspectors; specifically concerning continuing education course subject matter; update from Ms. Vicky Bullock. Ms. Bullock was not able to attend today's meeting. Mr. Kuzmich cited an e-mail he was copied on from Commissioner Farrell concerning the Board's request to eliminate the Connecticut Law Module from the continuing education course content requirements. The Commissioner stated that although the pre-licensing training for home inspectors provides coverage of home inspection law and regulation, the regulation, as written, does provide him with the discretion to waive this requirement from the continuing education requisite.

The Board asked that this item be tabled and that the discussion be continued at their November 5, 2009 regular Board Meeting with Ms. Bullock present.

8. New Business

A. Correspondence from the Department concerning Energy Audit Questions for Residential Home Inspections; for the Board's information. Mr. Kuzmich explained that this document was given to him by Mr. Richard Hurlburt, Department Director and placed on the Board's agenda for their information.

Board members asked what brought about the origin of this document and was it perhaps a response to a consumer inquiry? *Ms. Connors asked that this item be placed on the Board's November 5, 2009 Regular Board Meeting Agenda for further discussion.*

Mr. Kobylenski stated that many energy audit companies are less than reputable and perhaps this field of work needs their own license type. It was noted that this subject was extensively discussed by this Board in the past.

B. Resume and E-Mail from Mr. Ted Mercier, dated July 22, 2009, concerning consideration for Home Inspector Licensing; for discussion by the Board. Mr. Mercier's e-mail outlines his extensive experience performing fee-paid home inspections in the State of Rhode Island. He also noted that Rhode Island does not have a licensing law for Home Inspectors in effect at present.

Mr. Mercier stated that he was one of the original authors of the Bill for licensing Home Inspectors in Rhode Island. After many years of resubmission and lobbying, the Bill was finally passed but due to a lack of funding, the law has not been put into practice.

Mr. Mercier also submitted his resume which details his involvement in professional associations, his work as an expert witness in the home inspection and construction fields relative to litigation support, and his teaching experience in Real Estate and Home Inspection. He is planning to move to Connecticut and is asking the Board for their guidance in how he can obtain a Home Inspector's license in Connecticut.

The Board reviewed and discussed his e-mail and resume in detail. Although Mr. Mercier's credentials are extensive, they cited the fact that unless he holds a license out-of-State, they do not have the authority to waive the requisite Home Inspection Intern requirements per *Section 20-493-b* of the General Statutes of Connecticut.

The Board noted that Connecticut currently has reciprocity with the State of Massachusetts and will consider other out-of state license applications on a case-by-case basis in accordance with *Section 20-492c* of the Statutes. They

asked Mr. Kuzmich to communicate their findings to Mr. Mercier and hope that they will be of benefit to him.

9. Other Business

A. Any correspondence and/or business received in the interim.

1. Mr. Stanley noted that the one of the Governor's proposals in response to the State's budget deficit is to eliminate many Board and Commissions including the Home Inspection Licensing Board. Since Home Inspectors' will still be licensed even without the Board, the question was asked how will the Department get the information they need should issues come up with individual Home Inspector's or Home Inspection licensing.

While the Board recognizes that their existence equates to a budget expense, they believe it is a small line item compared to the increased expense of the required employee hours needed to continue the on-going tasks the Board now accomplishes. The current expense to the Department is far outweighed by the benefit the Board conveys not only to licensed home inspectors but equally as important to the consuming public.

That being said, the Board Members, who volunteer their time, are willing to forgo mileage reimbursement if such a measure will weigh in the determination of whether to maintain the Board's existence. Additionally, the Board is willing to alter their meeting schedule or convene on an "as needed" basis if that will lessen the burden on the Department. These are just a few examples of ways the Board believes they can reduce the expense of their existence.

Ms. Connors volunteered to send a letter to the Commissioner in an effort justify the Board's existence and outline the points of their discussion today. Board members will e-mail Ms. Connors with their thoughts at which point she will incorporate the same in the letter to the Commissioner.

2. Ms. Connors will be on vacation and not be in attendance at the November 5, 2009 Board Meeting. She asked Mr. Stanley to Chair this meeting and he accepted.

The meeting adjourned at 10:12 AM. (Schaefer/Stanley)

Note: the next regular meeting of the Board is scheduled for November 5, 2009 at 9:30 AM in Room No. 117 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Respectfully submitted,

Robert M. Kuzmich, R.A.
License and Applications Specialist