



S T A T E O F C O N N E C T I C U T
DEPARTMENT OF CONSUMER PROTECTION

HOME INSPECTION LICENSING BOARD
Tel. No. (860) 713-6145

-MINUTES-

FEBRUARY 5, 2010

The Connecticut Home Inspection Licensing Board met on Friday, February 5, 2010 at 9:37 A.M. in Room 126 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*)
James J. O'Neill (*Public Member*)
Bruce D. Schaefer (*Home Inspector*)
David B. Sherwood (*Home Inspector*)
William Stanley, Jr. (*Home Inspector*)
Lawrence R. Willette (*Home Inspector*)

Board Members

Not Present: None

Board Member Vacancies: None

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich
Linda Roberts
Vicky Bullock

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.

Chairperson Susan A. Connors called the meeting to order at 9:37 AM.

2. Review of minutes of the November 5, 2009 meeting of the Board.

Board Member Lawrence Willette noted the following correction to be made; page four, second paragraph, line three, and insert the word "to" after "appear". After a thorough review of the minutes, *the Board voted, unanimously, to approve the minutes as written. (Kobylenski/O'Neill)*

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. Continuation of discussion concerning the Regulation for Home Inspectors; specifically concerning continuing education course subject matter; update from Ms. Vicky Bullock.

Ms. Bullock distributed the final draft of the amended regulations to the Board for their use and acknowledged the work of Board Member Bill Stanley in assisting Ms. Bullock in their development. She noted that that bracketed portions are being deleted and underlined portions are being added.

The Board continued their ongoing discussion regarding about limiting the number of continuing education credits in subjects not related to “core” home inspection disciplines that can be used to fulfill the statutory continuing education requirements.

The Board is in general agreement that at least 75% of the required 20 hours of continuing education should be in “core” disciplines with no more than 25% in ancillary areas. At a previous Board Meeting, Mr. Richard Hurlburt indicated that he felt implementing this could be accomplished without amending the Regulations, simply by establishing this as a policy of the Board/Department.

If this is the case, the Board would like to proceed with whatever process is necessary to establish this policy. Board Members would be glad to work with Mr. Hurlburt in crafting the language of the policy, and its implementation. *At the suggestion of Ms. Bullock, Mr. Stanley will e-mail both Mr. Hurlburt and Ms. Bullock summarizing the Board’s discussion at today’s meeting.*

Mr. Willette discussed existing Home Inspection Continuing Education Course Content Checklist; in particular many items noted that do not apply to Home Inspection. He asked if this list can be modified to reflect course subject matter versus elective subject matter. It was determined that this list can be modified and Mr. Willette was asked to help make these modifications.

The difficulty in controlling core course subject matter taken by licensees was discussed in terms of a home inspector who could potentially take all continuing education hours in one subject area. Mr. O’Neill noted that if the Board is trying to assure that their licensees maintain a broad base of knowledge and that they keep current on that knowledge, then they should be required to have their continuing education in areas beyond one or two subject matters

Mr. Sherwood noted that the States he is familiar with and has worked with in the past do not regulate their continuing education subject matter this tightly.

Mr. Stanley wonders if the Board is devising a solution for a problem that does not exist. Based upon what Mr. Sherwood has seen, he believes that it is unlikely that a home inspector would accrue a large amount of time in one subject area based upon how most CE courses are structured.

In general, the Board believes that there is no real problem in this area and the implementation of trying to monitor subject matter would be very difficult for the Department. The Board will revise their checklist of what they consider to be core subject matter.

B. Continuation of discussion concerning correspondence from the Department concerning Energy Audit Questions for Residential Home Inspections; for discussion by the Board. Ms. Connors noted that from a legal standpoint, if a person is doing an energy audit for the purpose of knowing whether or not a home is energy efficient as opposed to whether or not the home is safe and offers his/her work solely as an energy audit and not a home inspection, then they are not in violation of the Statutes. Ms. Bullock agreed with Ms. Connors.

After more discussion, the Board decided to, in effect, leave well enough alone and to conclude their discussion on this subject since there is no Department history of complaints in this area.

C. Home Inspection Course Application for Pre-Licensing;

Courses: Home Inspection and Business 101 (80 hrs.)

*School: National Property Inspections, Inc.
9375 Burt Street, Suite 201
Omaha, Nebraska 68114*

Mr. Willette and Mr. Kobylenski reviewed this course and noted that the submission was missing the following components:

1. Section (Module) on Connecticut Home Inspection license law and regulations in accordance with 20-491-17 of the Regulation for Home Inspection.
2. Copy of the Final Examination(s) with Answer Key(s).

The Board voted, unanimously, to conditionally approved this school submission subject to receipt, review, and approval by them of the above listed items. (Kobylenski/Sherwood)

8. New Business

A. Home Inspection Course Application for Pre-Licensing:

Courses: InterNACHI's Pre-Licensing Curriculum (134 hrs.)

School: InterNACHI.
1750 30th Street
Boulder, Colorado 80301

Mr. Sherwood volunteered to review this course submission and report back to the Board at their May 7, 2010 Regular Board Meeting.

9. Other Business

A. Any correspondence and/or business received in the interim. concerning the Board's attendance and the Statutory requirements for the same. She reminded Board members how critical attendance is, in particular, for the professional members of the Board, because of the technical knowledge they possess to run the Board efficiently. Ms. Connors cited the Statutory requirements for Board attendance and noted that attendance is even more critical with this Board because they only meet four times per year.

The meeting adjourned at 10:26 AM. (Kobylenski/O'Neill)

Note: the next regular meeting of the Board is scheduled for Friday, May 7, 2010 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