



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

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

-MINUTES-

AUGUST 6, 2010

The Connecticut Home Inspection Licensing Board held a meeting on Friday, August 6, 2010 which was called to order at 9:32 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: James J. O'Neill (*Public Member*)

David B. Sherwood (*Home Inspector*)

Bruce D. Schaefer (*Home Inspector*)

William Stanley, Jr. (*Home Inspector*)

Board Members

Not Present: Richard J. Kobylenski (*Home Inspector*)

Lawrence R. Willette (*Home Inspector*)

Eric Curtis (*Public Member*)

Board Member Vacancies: *Public Member*

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich

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

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1. Call to order by Chairman William Stanley, Jr.

The Department received a letter from Governor M. Jodi Rell, dated May 13, 2010, appointing Mr. William Stanley, Jr. Chair of the Home Inspection Licensing Board to serve at the pleasure of the Governor, for a term coterminous with hers, or until a successor is appointed and has qualified, whichever is longer, in succession to Susan Connors.

The Board and Department congratulated Mr. Stanley on his appointment.

2. Review of minutes of the May 7, 2010 meeting of the Board.

After a thorough review of the minutes, *the Board voted, unanimously, to approve the minutes as written. (O'Neill/Sherwood)*

3. Review of Final Decisions and Orders.

Chairman Bill Stanley acknowledged that there are no *Final Decisions and Orders* before the Board today.

4. Applications for review.

Chairman Bill Stanley acknowledged that there are no applications before the Board today.

5. Applicants appearing before the Board.

Chairman Bill Stanley acknowledged that there are no applicants appearing before the Board today.

6. Formal Hearings to be held.

Chairperson Bill Stanley acknowledged that there are no Formal Hearings scheduled for today's meeting.

7. Old 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 is awaiting a checklist from the Department to complete his review of this curriculum. He noted that the submission is basically complete with the exception of some missing sections and sections that are not described thoroughly. It may be that the school will be sending this information in the future.

Mr. Stanley asked that Mr. Sherwood e-mail his comments to Mr. Kuzmich so that he can get this information to the school and they can have their response ready for their next meeting in November.

8. New Business

A. Letter from Governor M. Jodi Rell, dated May 13, 2010, concerning Board Chair appointment. Refer to information written under *Item 1* in these minutes.

B. Request for discussion relating to Relocation and Senior Housing Safety Inspections; at the request of Mr. David Sherwood. Mr. Sherwood gave the Board copies of a checklist used by GLOBESPEC for their inspection of relocation housing and an advertisement from the Senior Home Safety Network regarding their inspection services. Mr. Sherwood gives this information to the Board as examples of these types of programs with the warning that there will be more of them coming in the future as this industry grows. This is a use for Home Inspectors in a manner which is different from what this Board typically regulates. This topic raises the question of what jurisdiction regulates this type of work. Does the work fall under the jurisdiction of home inspections and this Board to oversee this? Mr. Sherwood asks do these people need to be licensed home inspectors and who will make sure that the people that are doing these types of inspections are not using these sub-par home inspection standards as a means in which get their license as a home inspector in Connecticut.

Mr. Sherwood noted that the Employee Relocation Council (ERC) refers to this work as a home assessment and not a full home inspection which they make clear in their standards. The Board discussed the value of this type of inspection to the consumer and how these inspection reports are addressed by the real estate industry. Mr. Schaefer believes that the Board has to examine the law as it is written and determine

where this work falls relative to the same. It appears to the Board that the people that are performing this limited type inspection work are ignoring the law.

Mr. Stanley suggested that perhaps it is time for this Board to reexamine their definition of what a home inspection is. The Board can refer to what other States are doing for assistance in this matter. Mr. Stanley noted that in the recent past, this Board has dealt with approximately four issues where the definition of what a home inspection is might curtail a valuable service. Mr. Sherwood noted that he believes the associations conducting these types of inspections are not deliberately trying to work around the law.

After considerable discussion, the Board voted, unanimously, to draft a letter to alert the relocation companies in writing that they should be using licensed home inspectors. The letter will also inform the companies that licensing information regarding home inspectors is available on the Department's website. The draft of this letter must first be approved by the Commissioner. Mr. Stanley volunteered to write the letter.

(Schaefer/Sherwood)

After the motion, Mr. Stanley asked the Board to form a subcommittee to look at the statutory definition of home inspection and see if an upgrade to the same is required to avoid situations like the one just discussed. The Board agreed and determined that it will be comprised of Mr. Stanley, Mr. O'Neil, and Mr. Sherwood. Mr. Sherwood has looked at Massachusetts law relative to this subject matter. It was also suggested by Mr. O'Neil to look at the definitions currently used by National Home Inspection Associations.

9. Other Business

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

1. Mr. Kuzmich distributed copies of the current complaints and their status relative to this Board as given to him by the Department's Trade Practices Division for the Board's information. Mr. Stanly asked if the Department's Investigator can attend the Board's next meeting to elaborate on this report and answers any questions the Board may have.

The meeting adjourned at 10:12 AM.

Note: the next regular meeting of the Board is scheduled for November 5, 2010 beginning 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