

HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

FEBRUARY 3, 2011

The Connecticut Home Inspection Licensing Board held a meeting on Friday, February 3, 2011 which was called to order at 9:32 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106. There was no quorum; therefore no official business could be conducted.

Board Members Present: Eric Curtis (*Public Member*)
James J. O'Neill (*Public Member*)
William Stanley, Jr. (*Home Inspector*)

Board Members Not Present: Richard J. Kobylenski (*Home Inspector*)
Bruce D. Schaefer (*Home Inspector*)
Daniel Scott (*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

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 Chairman.

2. Review of minutes of the November 5, 2010 meeting the Board.

3. Review of Final Decisions and Orders:

None before the Board today.

4. Applications for review:

None before the Board today.

5. Applicants appearing before the Board:

None before the Board today.

6. Formal Hearings to be held:

None before the Board today.

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. Kuzmich noted that Mr. Sherwood was to give him his checklist of his review of this provider which has not been received to date. It was agreed upon today that if this provider complies with all items on the checklist, then Mr. Kuzmich can notify the Board by either telephone or e-mail and based upon their authorization, approve this provider.

B. Continuation of discussion from the Subcommittee concerning the definition of "home inspection". Mr. Stanley sent an e-mail on February 2, 2011 concerning his latest attempt of the definition of a home inspection so as not to include some of the ancillary services such as energy audits, senior home safety inspections, and the like. This would prevent potential future situations where people would be looking to the board to regulate services that are not in their jurisdiction.

Mr. Stanley suggested changing the definition of "home inspection" to eliminate the "two or more" language which might solve the Board's problem with other services. This change should have no effect on traditional home inspections since all those systems and components are included in a home inspection in any event. Energy audits and Home Safety audits would not fall within the definition since they do not inspect all of those systems and components. Any other services that develop over time that do not inspect all of the listed systems and components would also be exempt from the jurisdiction of the board, but this would in no way limit the ability of the Home Improvement Division of the Department of Consumer Protection to address these services or service providers if it deems it necessary.

Mr. Stanley noted that Mr. O'Neill has proposed a draft of the statutes which expand the exemptions as opposed to what he was proposing which was to take the fundamental definition of "home inspection" as defined in Section 20-490(6) and delete the words "*two or more of the following components*" in the first sentence.

Mr. Stanley suggested that since many home inspectors board members are not present at today's meeting and this is the first time a discussion was held on these proposed drafts, perhaps the Board should redraft Section 20-490 and Section 20-492 and distribute the same to all the Board for their review and comment and to be placed on the their next agenda for action.

Mr. Kuzmich reviewed his interpretation of the modifications to the existing exemption section. The current exemption allows an architect to obtain a home inspector's license by virtue of presenting his/her current architect's license with the application for home inspector license. The current modification changes the exemption to read that an architect can provide home inspector services as a part the offering of the architectural services if necessary. It was noted that the previous Board required architects and engineers to get a home inspector's license and maintain the license with the required continued education.

Mr. Stanley and Mr. O'Neill offered to redraft the changes reflective of today's discussion and distribute the same to all the Board by e-mail. Ms. Bullock will check with the Commissioners Office regarding the proposed changes and the procedure for their implementation.

C. Continuation of discussion concerning Board Policy for Continuing Education and Continuing Education subject matter. Mr. Kuzmich noted that the changes the Board would like to make can be implemented without a change in the regulation according to Mr. Hurlburt, the Department's Division Director. Mr. Stanley asked Ms. Bullock to verify this again with Mr. Hurlburt and Ms. Elias Nahas; the Department's Legal Department Head. Mr. Kuzmich will draft a letter reflecting the Board changes in the continuing education policy for their review and comment.

8. New Business

A. The Department has set the following dates for the Home Inspection Licensing Board for the Calendar Year 2011: The Board acknowledged these dates.

February 3, 2011

August 4, 2011

May 5, 2011

November 3, 2011

All meetings will be held in Room No. 117 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut and begin at 9:30 AM.

9. Other Business

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

1. Mr. Kuzmich advised the Board that the Department now requires that an Intern first send in an application for Home Inspector License before they are authorized by the Department to take the Home Inspector Examination. This protocol is a function of the test administration and assured that test results are assigned to the correct candidate by virtue of the license assigned to the same when the application is processed by the Department.

Mr. Hurlburt suggested that the Intern should first complete the required 100 inspections prior to applying for their application for the sake of making the process more streamlined. Mr. Stanley made the point that an Intern may complete their require schooling and then they will be very current on all they need to know and that would be the time they might want to take their examination and get that out of the way.

Mr. Kuzmich noted that the protocol that the Department wants to establish is for an Intern to have an application on file prior to being approved to sit for the Home Inspector Examination. The submission of the required 100 inspections can in theory be done after taking their examination. Mr. Kuzmich noted that the test results are in theory only good for one year according to testing company policy. Whether or not this

applies to Home Inspection remains in question because the test expiration time is not noted in their Statutes and Regulation.

2. Mr. Kuzmich will E-Mail the Board's agenda and related attachments such as minutes to all Board Members in the future. The Board will then print their own copies of the same and bring them to the meeting. This process supports Department's efforts to be more environmentally conservative.

The meeting adjourned at 10:25 AM. (O'Neil/Stanley)

Note: the next regular meeting of the Board is scheduled for May 5, 2011 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