

# STATE OF CONNECTICUT

## HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

FEBRUARY 26, 2014

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, February 26, 2014 which was called to order at 9:42 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Richard J. Kobylenski (*Home Inspector*)  
William Stanley, Jr. (*Home Inspector*)  
Lawrence R. Willette (*Home Inspector*)

Board Members Not Present: James J. O'Neill (*Public Member*)  
Bruce D. Schaefer (*Home Inspector*)  
Daniel Scott (*Public Member*)  
David B. Sherwood (*Home Inspector*)

Board Member Vacancies: One (*Public Member*)

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich, Department of Consumer Protection  
Richard M. Hurlburt, Department of Consumer Protection  
Vicky Bullock, Department of Consumer Protection

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](http://www.ct.gov/dcp)

**Division E-Mail:** [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

**1. Call to order:** by Chairman.

Mr. Stanley called the meeting to order at 9:42 AM. It was noted that because of attendance, this is not an official meeting due to the lack of a quorum. In response to Mr. Stanley, Mr. Kuzmich explained that the Board Meeting minutes reflect a statement saying that Board Council was not present as requested. This reflects the fact that the Board's Assistant Attorney General attends their meetings as requested by the Department and/or Board or as otherwise required.

**2. Review of minutes of the November 20, 2013, 2013 meeting the Board.**

The minutes stand as submitted and will be posted to the Department's website.

**3. Comments or Concerns of any Person Present Today.**

No one scheduled before the Board today. In addition, there were no additional requests from anyone present at today's meeting.

**4. Review of Final Decisions and Orders:**

None before the Board today.

**5. Applications for review:**

None before the Board today.

**6. Applicants appearing before the Board:**

None before the Board today.

**7. Formal Hearings to be held:**

None before the Board today.

**8. Old Business**

**(A) Continuation of Discussion concerning the Home Inspector Licensing Examination;** for continuing discussion by the Board. The Board discussed the pros and cons of

offering the EBPHI (National Home Inspector) Examination. The fact that the examination is written by Home Inspector's was discussed as an advantage in that all questions are pertinent to the home inspection field. Mr. Stanley noted that with the present examination, there seems to always be feedback regarding questions on the examination that should not be there. Mr. Hurlburt explained the process by which this can be eliminated thorough examination review with the testing company and the Board. The EBPHI Examination is constantly being reviewed and fine-tuned annually by home inspectors. The geographic relevance of some test questions on the National Home Inspector Examination is of concern to Mr. Willette and was discussed by the Board. Mr. Stanley noted that if these questions are on the examination, their weighted value is very low and most likely would not affect a candidate's test outcome. The Cost of the EBPHI Examination was also raised as a concern by both Ms. Bullock and Mr. Willette. Ms. Stanley noted that compared to the overall cost an Intern invests to get their license, the increase in examination cost is insignificant; sixty dollars versus two hundred dollars.

Mr. Stanley believes the EBPHI Examination is an overall better product while Mr. Willette is not convinced of this. The Board, again, discussed the current test examination review process and some of the irrelevant questions that have appeared on this examination in the past. Mr. Kuzmich paralleled the use of this National Home Inspector Examination compared to other National Examinations used by other Board's he is in charge of such as Architects and Landscape Architects.

In response to Mr. Stanley, Mr. Kobylenski is not yet convinced that using this Examination is the way to go. Mr. Hurlburt suggested that perhaps both examinations can be offered by the Department and leave the choice to the candidate. It was noted that the Home Inspection Licensing Board accepts the National Home Inspector Examination as substantially equivalent to our State's Examination relative to applicant's applying by reciprocity. The Board decided to postpone further discussion on this topic until their next meeting

(B) Update from the Department of Consumer Protection on their 2013 Continuing Education Audit for Home Inspectors. Mr. Kuzmich explained to the Board he now has to tabulate all the submittals received and determine those that have not complied with the audit. Ms. Bullock explained that those licenses not complying must have a compliance meeting prior to the suspension of their license. A follow-up letter shall be sent to those licensees not in compliance issuing a final deadline.

Mr. Hurlburt explained that all licensees that have renewed their licenses have indicated compliance with the continuing education (CE) requirements by signing the renewal notice and mailing it in. All those that have not conformed have obtained their license fraudulently. Going forward and in accordance with the protocol followed by the Department with other license types, all licensees not in compliance will be sent notices stating that, to date, the Department has not received their CE documentation.

Therefore, their licenses will be made inactive unless their CE requirements are received by the date specified in their letters.

It Mr. Hurlburt raised the possibility that some of these non-compliant licensees may be out-of-state and have no future jobs in Connecticut. Mr. Hurlburt reviewed the process the Department will now go through to conclude the audit noting that final letters will be sent to those who have not yet complied by the end of this week.

(C) Continuation of discussion concerning New Policy on Continuing Education For Home Inspector Licensees. Mr. Stanley refereed to his email he sent the Board and Department stating his concerns on the implementation of the Board's recently amended policy. Mr. Stanley would like confirmation from the Board's Legal Counsel to assure that this policy can be followed without a legislative change. Ms. Bullock will ask the Board's Assistant Attorney General if this policy can be implemented without a change being made to the Regulation. Mr. Hurlburt has attempted to get the Regulation changed through the Department's Legislative Liaison without success. He stated that this is the preferred way to resolve this situation once and for all.

Until a final resolution on this matter is reached, the Department will follow the continuing education policy as stated in the Board's current Regulation.

## **9. New Business**

No items were discussed.

## **10. Other Business**

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

No items were discussed.

## **11. Comments or Concerns of any Person Present Today.**

No one scheduled before the Board today. In addition, there were no additional requests from anyone present at today's meeting.

*The meeting adjourned at 10:21 AM.*

*Note: the next regular meeting of the Board is scheduled for May 28, 2014 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