

HOME INSPECTION LICENSING BOARD

JUNE 14, 2022

MINUTES

The Connecticut Home Inspection Licensing Board held a meeting on Tuesday, June 14, 2022, via the ZOOM webinar meeting platform.

Board Members Present: Marc A. Champagne (Home Inspector)
Richard J. Kobylenski (Home Inspector)
Timothy Needham (Home Inspector)
Bruce D. Schaefer (Home Inspector)
Lawrence R. Willette (Home Inspector, Chairman)

Board Members Not Present: None

Board Member Vacancies: Three (Public Members)

DCP Staff Present: Robert M. Kuzmich, License & Applications Specialist
Verinda Birdsong, License and Applications Analyst

Others Present: None

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, License Services Division.

Website: www.ct.gov/dcp.

E-Mail: dcp.licenseservicesl@ct.gov

Mr. Kuzmich introduced Ms. Verinda Birdsong to the Board as their new Board Coordinator. She will be working on centralizing related administrative duties and providing support to all the Department's Boards at some level. Ms. Birdsong detailed her professional work experience and educational background for the Board.

1. CALL TO ORDER

Mr. Lawrence R. Willette called the meeting to order at 11:35 AM.

2. REVIEW OF MINUTES OF THE FEBRUARY 22, 2022 AND MARCH 15, 2022 BOARD MEETINGS.

The Board voted, unanimously, to approve the minutes of February 22, 2022 and March 15, 2022 as submitted. (Schaefer/Kobylenski)

Mr. Willette noted a change made subsequent to the March 15, 2022 Board Meeting concerning the regulation language for Warning Equipment. He advised that although the minutes are correct as written, the language referenced therein has since been changed.

3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

The Board Meeting start time was discussed. It is noted that today's meeting start time is 11:30 AM but the next Board Meeting, scheduled for September 20, 2022, will return to the traditional start time of 9:30 AM. Mr. Willette is concerned that the later start time will affect Board Member attendance since it is in the middle of the day.

4. DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT:

A. Board to review quarterly report when provided.

Ms. Hamel previously advised Mr. Kuzmich by e-mail that she will not be attending today's Board Meeting. She also noted, that for the two-month time frame from 03/01/2022 to 04/30/2022, the Investigations Division did not receive any new Home Inspector complaints. In addition, they also did not close any existing Home Inspector investigations.

Mr. Willette asked a question concerning a situation where a Home Inspector will get a letter from an Attorney representing a previous buyer stating their complaint and proposed actions but have not yet filed a complaint with Consumer Protection. If the inspector reviews the complaint and finds that he did not do anything wrong, he asked if the inspector can request an investigation from the Department.

Mr. Schaefer questioned why an Inspector would prompt an investigation instead of waiting for a complaint to be filed with the Department. Mr. Willette believes that being proactive may be to the inspector's advantage by having documentation that shows the Home Inspector did nothing wrong. Mr. Schaefer described a hypothetical situation

demonstrating Mr. Willette's scenario with alternate outcomes. It was agreed by the Board to ask this question of the Department and wait for their response.

5. OLD BUSINESS

A. Update on the status of revisions to the Regulations for Home Inspectors.

Ms. Fernandez was not able to attend today's meeting. Mr. Kuzmich sent the Board an e-mail from Ms. Fernandez prior to the meeting. It informed the Board that the Regulations are still with the Office of Policy and Management (OPM), and they will not show up at the public-facing online site until after approval from OPM and the Governor's Office. They are then posted for public comment. Ms. Fernandez will forward any more updates to the Board as they arise.

Mr. Kuzmich clarified for Mr. Schaefer that the current regulations are in effect and are what the Home Inspectors must abide by until such time as the amendments are formally approved.

6. NEW BUSINESS

1. Mr. Willette's discussion on meeting times was mentioned and is covered under Item 3 of this Agenda.

2. In response to Mr. Kobylenski's question, Mr. Kuzmich noted that it is still undetermined by the Department when Regular Board Meetings will resume.

7. CORRESPONDENCE

No items were discussed.

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.

1. Mr. Champagne asked if there was any discussion on the Legislation concerning well water testing and whether Home Inspectors can do this after October 1, 2022. He stated that e-mails were sent around. The Board is not aware of any e-mails. Mr. Champagne will search his emails and forward this information to the Board.

The meeting adjourned at 11:56 AM (Schaefer/Champagne)

Respectfully submitted,

Robert M. Kuzmich, Architect Emeritus
License and Applications Specialist

2022 MEETING SCHEDULE:

September 20, 2022

December 13, 2022

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 9:30 A.M.
unless otherwise noted.