

STATE OF CONNECTICUT

HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

NOVEMBER 19, 2014

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, November 19, 2014 which was called to order at 9:40 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*)
Bruce D. Schaefer (*Home Inspector*)
William Stanley, Jr. (*Home Inspector*)
Lawrence R. Willette (*Home Inspector*)

Board Members Not Present:

Daniel Scott (*Public Member*)
Richard J. Kobylenski (*Home Inspector*)
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
Karen Layman, Department of Consumer Protection

Others Present:

John McKenzie, Connecticut Association of Home Inspectors
Stan Bajerski, Connecticut Association of Home Inspectors
Woody Dawson, Connecticut Association of Home
Inspectors
Scott Monforte, Connecticut Association of Home Inspectors

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: dcp.occupationalprofessional@ct.gov

1. Call to order: by Chairman.

Mr. Stanley called the meeting to order at 9:40 AM.

2. Review of minutes of the August 27, 2014 meeting the Board.

The Board voted to accept the minutes as submitted. (O'Neill/Willette) The minutes will be posted to the Department's website.

3. Comments or Concerns of any Person Present Today.

Mr. John McKenzie, Mr. Stan Bajerski, Mr. Woody Dawson, and Mr. Scott Monforte attended today's meeting representing the Connecticut Association of Home Inspectors (CAHI) to discuss some concerns the organization has. Mr. Stan Bajerski spoke for the group and indicated they had read in the minutes of the prior Board meeting about the Board beginning the process of reviewing the *Standards of Practice*.

Mr. Bajerski indicated CAHI's desire to be involved with a review of and possibly the crafting of some changes to The Board's *Standards of Practice*. Mr. Bajerski noted that CAHI is just beginning the process of looking at the Standards and will be reporting back on their progress. It was the general feeling of the members of the Board that this was a positive development. CAHI was encouraged to try and involve the other Home Inspector professional associations in the process to avoid any potential for disagreement between groups about any final product that might be produced. Mr. Bajerski indicated that invitations to participate had already been made to the other Home Inspector Professional Associations in Connecticut.

CAHI also raised the issue of the potential liability of home inspector supervisors for the work of their interns when the interns are performing home inspections not under direct supervision. The consensus of opinion appears to be that if there was less liability on the supervisor, more inspectors would be interested in being supervisors, thereby reducing the cost of this service to Home Inspector Interns.

It was not evident how such a change in the supervision process would or could adequately protect consumers who might be harmed by a mistake made by an intern under supervision. The current statutory directive clearly places that liability back on the supervisor.

When asked for specific examples of where this transfer of liability had been a problem in the past, none could be cited. CAHI agreed to evaluate this concern in more detail and come back to the Board with any proposals that could address both consumer protection and supervisor liability.

4. Review of Final Decisions and Orders:

Mr. Stanley that there were none before the Board today.

5. Applications for review:

Mr. Stanley that there were none before the Board today.

6. Applicants appearing before the Board:

Mr. Stanley that there were none before the Board today.

7. Formal Hearings to be held:

Mr. Stanley that there were none before the Board today.

8. Old Business

A. Home Inspection School Application for Pre-Licensing.

School (Pre-Licensing):

Amerispec Home Inspector Technical Academy
6399 Shelby View, Suite 109
Memphis, Tennessee 38134
Course (Pre-Licensing): *Amerispec Technical* (44 hrs.)

Mr. Stanley and Mr. Willette noted that they will review the submission and report back to the Board in the near future.

B. Continuation of discussion concerning proposed changes to the Regulation for Home Inspection and reports from assigned Board Members of their review of the Regulations for Home Inspection for their assigned States and current ASHI Standards; for discussion by the Board.

Mr. Larry Willette reported on his review of the Commonwealth of Massachusetts Home Inspector Regulations and Mr. Bruce Schaefer reported on his review of the State of New York's regulations for home inspectors. Each indicated that in the vast majority of instances there was little deviation from a substantive standpoint between Connecticut's Standards of Practice and those of these two states. In light of the Connecticut Association of Home Inspectors (CAHI) effort to review the Standards, it was agreed that the Board could hold off on further work on this project until they hear back on the progress of CAHI's effort.

9. New Business

A. Department Memorandum dated October 15, 2014 concerning the Home Inspector Examination; for discussion by the Board. An updated bulletin from PSI (the Department's Testing Company under contract for the Connecticut Home Inspection Exam) was handed out by the Department. Since the Board's last meeting, the bulletin has been amended to reflect the fact that a potential home inspector examination candidate in Connecticut can elect to take either the Connecticut State Examination or the National Home Inspector Examination. The passing of either of these examinations will be recognized by the Department as fulfilling the examination requirement for obtaining a Connecticut Home Inspector License. The offering of this alternate examination is consistent with a motion that was passed at a prior Board meeting.

B. The Department has set the following dates for the Home Inspection Licensing Board for the Calendar Year 2015: the Board voted unanimously to accept these dates.

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| 1. February 25, 2015 | 3. August 26, 2015 |
| 2. May 27, 2015 | 5. November 18, 2015 |

10. Other Business

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

(1) Connecticut Roster of Licensed Home Inspectors and Registered Interns; for the Board's information. Mr. Stanley assumes this roster reflects the number of active home inspectors but will ask Mr. Kuzmich for clarification.

It is noted for the record that Mr. Kuzmich, at the request of his Director, was asked to leave the meeting at this point to address another issue. Ms. Karen Layman from the Department attended the meeting from this point forward in substitution for Mr. Kuzmich.

(2) Evaluations Forms for Education Course from New England School of Home Inspection; for the Board's information. The Board noted these forms for the record.

(3) Mr. Kuzmich informed the Board that he currently is reviewing an application from Mr. Michael S. Lovell who sat for and passed the National Home Inspector Examination this past April 2014 given by the PSI, the Department's Test Administrator. The candidate took the test as a candidate of another State. Mr. Kuzmich advised the Board that the candidate holds a Connecticut Intern Permit and is in the process of completing his supervised inspections. Mr. Kuzmich is asking the Board if they will accept this passing examination score, given the circumstances presented to the Board today, as fulfillment of Connecticut's examination requisite of the Home Inspector licensing process. The Board voted unanimously to accept the examination. (Schaefer/O'Neill)

(4) Mr. Jim O'Neill noted that there is a page on the Department of Consumer Protection's web site called "Homework for Homebuyers", which has a section strongly advocating the use of a licensed home inspector. This section however does not have any information about how to find a home inspector. The Board voted unanimously to have the Department add to this section a link that will take the prospective home buyer directly to the list of licensed home inspectors which is also on the DCP website. (O'Neill/Willette)

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 else other than the members of the Connecticut Association of Home Inspectors whose comments were addressed earlier in these minutes.

The meeting adjourned at 11:04 AM. (Schaefer/Willette)

Note: the next regular meeting of the Board is scheduled for Wednesday, February 25, 2015 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