

STATE OF CONNECTICUT

HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

AUGUST 27, 2014

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, August 27, 2014 which was called to order at 9:41 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Richard J. Kobylenski (*Home Inspector*)
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*)
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: Madelyn Sowinski

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 9:41 AM.

2. Review of minutes of the May 28, 2014 meeting the Board.

The Board voted to accept the minutes as submitted. (Schaefer/Kobylenski) The minutes 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:

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. Kuzmich noted that the Department received only one application package from the school. He requested a second package in accordance with Board protocol to facilitate two reviews by two Board Members. It was decided to scan the complete application package and send the same to all Board Members for their subsequent review.

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. At their May 28, 2014 Board Meeting, the Board voted unanimously to approve giving Interns that are eligible to sit for the Home Inspector Examination the option of taking either the National Home Inspector Exam or the PSI Examination which is currently in effect. Mr. Hurlburt and Ms. Bullock reported that the Department of Administrative Services needs to determine if this alternate examination can be administered by the Test Vendor under their current contract with the State or if this new examination administration needs to go out under a separate bid. The Board also discussed the use of this examination by other States in the Northeast and elsewhere.

It appears as if the current vendor can administer this examination but this needs to be determined in addition to whether or not any modifications need to be made to their current contract. The Department does not anticipate any problems in implementing this examination and it is just a matter of working out the details. It was noted that the National Home Inspector Examination is and has been accepted by this Board as an equivalent examination for all reciprocity type applications.

9. New Business

A. Review of proposed amendments to the existing Regulation for Home Inspectors; for discussion by the Board.

1. Changes to match intent; specifically Section 20-491(12) and 20-491-1(11)

The Department brought to the Board's attention a long time miswording in the existing Regulation for Home Inspection. The error occurs in Section 20-491-13. General limitations and exclusions (d)(12) "the presence of any environmental hazards, including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air, with the exception of radon, asbestos, lead paint, or lead solder;". The language, as written, mistakenly includes radon, asbestos, lead paint, and lead solder as a part of what a home inspector is required to inspect for and needs to be changed.

2. Mr. Willette gave the Board copies of the State of Massachusetts Standards of Practice for the Board's information and for use in possibly amending this Board's Regulation. The Board noted that Home Inspectors in Massachusetts are required to report much more detail in their reports to consumers.

Mr. Stanley suggested an approach for the Board to consider in reviewing and possibly changing their Regulation. The Board decided to form subcommittees to review their existing Regulations in accordance from a mandate from the Governor's Office which was sent out to all Boards and Commissions. Mr. Stanley suggested each Board Member take a surrounding State and review and compare their Standards of Practice to those of Connecticut. In addition, the Board should also compare their Regulation to the current ASHI Standards. It was decided to assign the reviews as listed below:

1. Commonwealth of Massachusetts – Larry Willette and Richard Kobylenski
2. New York State – Bruce Schaefer
3. ASHI Standards – William Stanley

The Board will receive the reviews on the assigned States and the ASHI Standards and continue their discussion at their next meeting

10. Other Business

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

(1) Complaint report for Calendar Year 2014 to date from the Trade Practices Division; for the Board's review. The Board reviewed the report in detail and discussed the nature of various complaints. Mr. Schaefer complimented the Board and the Department in noting that the small number of complaints shown represents the consistent history of complaints relative to this Board

(2) Public Officials and State Employees Guide to the Code of Ethics; for the Board's information. The Board acknowledged receipt of this material and thanked the Department for the same. Ms. Bullock noted that all the Department's Boards and Commissions received this material.

(3) The Board decided to move their next Meeting from Wednesday, November 26, 2014 to Wednesday, November 19, 2014 in recognition of the Thanksgiving holiday

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 10:19 AM.

Note: the next regular meeting of the Board is scheduled for Wednesday, November 19, 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