

Home Inspection Advisory Committee
Minutes of January 11, 2004
Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Fitzpatrick at 10:00 a.m. in the Somerset Conference Room, sixth floor, 124 Halsey Street, Newark, New Jersey. All parties were duly notified of the time, date and place and all pertinent material had been provided.

SUNSHINE LAW ANNOUNCEMENT

Joseph Grabowy, read the statement required by Chapter 231, Laws of 1975, known as the Open Public Meetings Act, and announced that notice of the meeting was prepared in the office of the Committee and mailed to the Secretary of State, the Star Ledger, the Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMs present: Michael Fitzpatrick, Tomas Kraeutler

CMs absent: Michael Del Greco

Others present: Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, and staff members Joseph Grabowy, Ernest Gonzalez, Lynn Craddock, Lyann Hope and Martha Richardson.

REPORT OF THE EXECUTIVE DIRECTOR

ED Russo advised the Committee of the following licensing statistics:

Licensed Home Inspectors - 438

Licensed Associate Home Inspectors - 32

Grandfather applications - 89

PE/HI applications - 10

Home Inspector Application (via Associate Home Inspector) - 1

Associate Home Inspector applications - 24

ED Russo informed the Committee of the upcoming sunset of its regulations. The Committee agreed to start the regulation evaluation process in order to clarify various regulations.

ED Russo reviewed with the Committee a draft letter to licensees prohibiting preferred provider relationships. The Committee advised ED Russo that the definition of a preferred provider relationship needed to be better defined.

ED Russo also informed the Committee that a letter regarding continuing education credits was recently sent to all licensees informing them of the need to complete their continuing education units prior to April 30, 2005. In addition, he reviewed a letter which was sent to all licensees regarding the proper way to advertise in the yellow pages phone books and other print medium.

ED Russo discussed a draft of an updated home inspector application. Chairman Fitzpatrick suggested removing the portion of the application which requests the home inspection courses taken since this information is requested on the associate home inspector application and is considered redundant. As an alternative, Chairman Fitzpatrick suggested adding a line to the home inspector application advising applicants to disregard this section if you are an associate home inspector. The Committee staff will make the suggested changes and present them for review at the February 2005 meeting.

Incoming Correspondence

Peter Bennett

RE: Continuing Education
(December 15th, 2004)

Mr. Bennett wrote to the Committee requesting its determination as to whether courses taken at a vocational school to initially meet the requirements as an associate home inspector, would be acceptable in fulfilling the

continuing education requirement. He is currently licensed as a home inspector.

The Committee determined that he can receive 20 continuing education credits for his previously completed course work at an approved school for the 2005 - 2007 renewal period. Additional carry-over credits to the 2007 - 2009 renewal period were not allowed since the course work was not completed within the 6 month period prior to April 30, 2005.

Ken Salvo

RE: Offers for additional Services
(December 12, 2004)

Mr. Salvo wrote to the Committee and asked if the letters he has received from Humidex -Atlantic and Central Exterminating company, offering finder's fees for utilizing its services as part of a home inspection, are considered to be violations of the Committee's regulations.

The Committee tabled this correspondence and will carry it to the February 2005 meeting.

APPROVAL OF MINUTES

On a motion by CM Kraeutler and a second by Chairman Fitzpatrick the Committee voted to approve the following minutes as amended:

- June 8, 2004
- June 29, 2004
- July 13, 2004
- November 9, 2004

On a motion by CM Kraeutler and a second by Chairman Fitzpatrick the Committee voted to approve the minutes of September 7, 2004 as submitted.

REVIEW OF CONTINUING EDUCATION COURSES

Chairman Fitzpatrick recused himself from voting on the following continuing education courses. However, since a quorum was not present, this matter will be carried to the February 2005 meeting for further review.

NJ Chapter National Associate of Certified Home Inspectors	Structural Inspection	2 Hrs.
NJ Chapter National Associate of Certified Home Inspectors	Inspection of Insulation	2 Hrs
NJ Chapter National Associate of Certified Home Inspectors	The Residential Building Envelop and Insulated Sheathing	2 Hrs.
NJ Chapter National Associate of Certified Home Inspectors	Concrete System Reinforcement	2 Hrs.

APPEARANCES

Devon Graf, Regulatory Analyst

Devon Graf, regulatory analyst , appeared before the Committee to discuss the sunseting of its regulations in August 2005. He stated that any proposed changes need to be provided by May 2005. This item will be carried to future agendas for further discussion.

RESPONSE TO PREVIOUSLY ISSUED P.O.D.

Chairman Fitzpatrick recused himself from voting on the response to the previously issued Provisional Order of Discipline (P.O.D.) to David McKay Stewart. Since a quorum was not present, this matter will be carried to the February 2005 meeting for further review.

MOVE TO EXECUTIVE SESSION

On a motion by Chairman Fitzpatrick, second by CM Kraeutler, the Committee voted to move to executive session to address the executive session agenda.

ADJOURNMENT

The Committee unanimously voted to adjourn at 1:00pm.

APPROVED BY:

Michael Fitzpatrick, Chairman

Arthur Russo, Executive Director