

**HOME INSPECTION  
ADVISORY COMMITTEE**

**Minutes of January 13, 2004  
Public Session**

**CALL TO ORDER**

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Fitzpatrick at 9:45 a.m. in the Union Conference Room, third 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 Camden Courier Post, the Bergen Record and the Atlantic City Press.

**ROLL CALL**

**CMs present:**

Michael Fitzpatrick  
Thomas Kraeutler  
Robert Corrado

**CMs absent:** Randy Ortiz

**Others present:** Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, and staff members Joseph Grabowy, Ernest Gonzalez, Lynn Craddock, LyAnn Hope, Robert Welsh, and three members of the public.

**REPORT OF THE EXECUTIVE DIRECTOR**

ED Russo indicated that unadjudicated complaints will be logged into the Committee's licensing system so that respondents@ names may be checked against future applications.

ED Russo presented to the Committee the first quarter invoice for services rendered by the Division of Law. The Committee, on a motion by CM Kraeutler, second by VC Corrado, unanimously voted to authorize payment of this invoice for these services.

The Committee discussed starting the auditing of licensed home inspector continuing education reports after April 30, 2005. In addition, on a motion by VC Corrado, second by CM Kraeutler, the Committee voted that all licensees will be required to complete 20 continuing education units (CEUs) instead of the required 40 for the current licensure period. If a licensee would like to carry over credits into the 2005-2007 period, the CEUs would need to have been completed within the six month period preceding April 30, 2005. Moreover, the Committee determined that CEUs can be considered for approval on a retroactive basis.

The Committee, on a motion by CM Kraeutler, second by VC Corrado, unanimously voted to award 1 CEU credit per training inspection, with a maximum of 16, to licensed home inspector supervisors. In addition, It indicated that the one CEU credit will be awarded per training inspection, not per trainee supervised. Chairman Fitzpatrick

abstained from this motion since he considered it contradictory to the advise provided by the DAG.

The Committee stated that there are currently 40 home inspector courses, approved for continuing education comprising 38 hours.

ED Russo informed the Committee that the submission of the ASHI report to the Press Office ranking the New Jersey Home Inspection Regulation program first in the nation was not released for publication.

The Garden State chapter of ASHI had previously indicated that it had a list of licensees on its website who would be willing to mentor individuals applying for associate home inspector licensure. David Goldstein, a public attendee, indicated that the Southern chapter of ASHI currently has a list of approximately 14 licensed home inspectors who are willing to provide training to those wishing to apply for associate home inspector licensure.

The Committee discussed the issue of individuals submitting continuing education courses applications for review and approval rather than sponsors. The Committee concluded that individuals can submit continuing education applications for consideration without a fee. Correspondence courses will not be considered pursuant to N.J.A.C. 13:40-15.14(c).

ED Russo informed the Committee of the following statistical information:

- 269 licensed home inspectors
- 60 pending home inspector applications
- 18 incomplete applications
- 1 licensed associate home inspecto
- 5 pending associate applications
- 28 licensed PE/Home Inspectors
- 4 pending PE/Home Inspector applications

### **Incoming Correspondence**

**Noel Zak, Executive Director/ Examination Board of Professional Home Inspectors**

**RE: EBPHI Item Review**

**(December 23, 2003)**

Ms. Zak submitted, for the Committee's review, a request from Richard Kraenbring, Kraenbring Associates, Inc., who has volunteered to participate in the examination item review. Ms. Zak would like to know if he would be an acceptable candidate to represent New Jersey.

Since Mr. Kraenbring is neither a New Jersey licensed home inspector nor has a pending licensure application before the Committee at this time, the Committee will inform Ms. Zak that it has elected Thomas Kraeutler to participate in the EBPHI item review.

**Richard Hendrickson**

**RE: 2003 Company Awards**

**(September 29, 2003)**

Mr. Hendrickson of Weichert Realtors wrote to Peter Bennett with regard to advertising in the company's 2003 Company Awards journal. The Committee discussed this correspondence and concluded to send a letter to Weichert Realtors' legal counsel advising him of the Middletown, N. J. Weichert office policy which stated that unless Mr. Bennett buys an ad in its journal, his marketing materials will be removed from that office. The Committee finds this conduct to be unethical and coercive to its licensees.

**APPEARANCE BY SCHOOL REPRESENTATIVES OFFERING THE APPROVED HOME INSPECTION CURRICULUM AND THE NJ DEPARTMENT OF**

## **EDUCATION**

These appearances have been rescheduled for the February 10, 2004 meeting. Public member David Goldstein spoke about grading inconsistencies among schools offering the Carlson and Dunlap approved home inspection curriculum. He stated that there are not any existing standards as to what constitutes a passing grade and that there is very little, if any, oversight over the program by the New Jersey Department of Education.

Mr. Goldstein also stated that the course materials constituting the approved Carlson and Dunlap curriculum requires periodic updating since there appear to be inconsistencies between the available materials and acceptable materials.

## **APPROVAL OF MINUTES**

September 23, 2003

October 14, 2003

December 9, 2003

Due to time constraints the Committee did not review the above referenced minutes.

## **REVIEW OF GRANDFATHERING APPLICATIONS FOR LICENSURE**

Tom Oshman - #937570

Mr. Oshman appeared before the Committee, without legal representation, to discuss his home inspector grandfather application.

Chairman Fitzpatrick recused himself from this matter due to a conflict of interest.

After reviewing his application and discussing the testimony presented by Mr. Oshman, the Committee, on a motion by CM Kraeutler, second by CM Corrado, voted to deny licensure to Mr. Oshman for engaging in the use or employment of dishonesty, fraud, deception, misrepresentation, false promise, or false pretense in the conduct of his business, and for violation of the good moral character requirement of the Home Inspection Professional Licensing Act.

The Committee directed DAG Bradford to prepare a Provisional Order Denying Licensure for issuance to Mr. Oshman in this matter.

Jean Peirre - #974681

Mr. Peirre appeared before the Committee, along with Georgemay Figaro, Esquire, his attorney, to discuss his licensure application.

Following its consideration of Mr. Peirre's presentation, the Committee concluded that it will hold further review of his application in abeyance until such time as he provides satisfactory proof to it that he has amended his 2000, 2001 and 2002 personal income tax returns to include his home inspection income. The Committee requested this information be provided by Mr. Peirre within thirty (30) days. Finally, if his accountant is unable to provide amended tax returns when requested, the Committee directed Mr. Peirre to advise of a time frame as to when this information may be available.

## **CONTINUING EDUCATION**

The Committee, on a motion by VC Corrado, second by CM Kraeutler, unanimously voted to approve the

following continuing education courses with the corresponding continuing education credits:

Sponsor	Name of course	PDH
Garden State ASHI Education	High Performance System 2000 (Hot Water System)	2
Garden State ASHI Education	How to Run An Effective Home Inspection Business	1
Tri-State ASHI	Tri-State ASHI Annual Seminar	20
American Society of Home Inspection	New Construction Inspections - The Myth of the Perfect Home	1
American Society of Home Inspection	Commercial Inspections - The View from Both Sides of the Table	1
American Society of Home Inspection	Ask the Inspector Panel	1
American Society of Home Inspection	Plumbing Inspections 101 and Then Some	1
American Society of Home Inspection	Indoor Air Quality - A Home Inspection Issue?	1
American Society of Home Inspection	The View from Both Sides of the Table (Cont'd.)	1
American Society of Home Inspection	Ask the Inspector Panel (Cont'd)	1
American Society of Home Inspection	Plumbing Inspections 101 and Then Some (Cont'd)	1
American Society of Home Inspection	The Home Inspectors Guide to Historic Home	1
American Society of Home Inspection	Commercial Air Conditioning Systems - An Overview	1
American Society of Home Inspection	Shingles	1
American Society of Home Inspection	Three-Prong Outlets are Big Fat Liars	1
American Society of Home Inspection	Manufactured Homes	1
American Society of Home Inspection	Inspection to Standards	1
American Society of Home Inspection	National Electrical Code Basics	1
American Society of Home Inspection	Fire Sprinklers and Life Safety	1

American Society of Home Inspection	Multi-Inspector Firms	1
American Society of Home Inspection	Insulation/Interior a Common Sense approach to maintaining Good Air Quality	1
American Society of Home Inspection	Engineer Lumber	1
American Society of Home Inspection	Building Science in Northern Climates	1
American Society of Home Inspection	Legal Issues for Inspections	1
American Society of Home Inspection	Commercial Brick Inspections for Non-Brick Inspector	1
American Society of Home Inspection	Electrical Chimney, Fireplace & Hearth	1
American Society of Home Inspection	Appliance Inspection	1
American Society of Home Inspection	Electrical (cont'd) Moisture Intrusion	1
American Society of Home Inspection	Intrusive Investigation	1
American Society of Home Inspection	Inspecting Garage Door Systems	1
American Society of Home Inspection	Effective Report Writing	1
American Society of Home Inspection	Flat Roofs	1

## **MOVE TO EXECUTIVE SESSION**

The Committee unanimously voted to enter into Executive Session for the purpose of completing the Executive Session agenda.

## **RETURN TO PUBLIC SESSION**

On a motion contained within the Executive session minutes, the Committee re-entered into Public Session for the purpose of adjournment.

## **ADJOURNMENT**

The Committee unanimously voted to adjourn at 2:00pm.

## **APPROVED BY:**

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Michael Fitzpatrick  
Chairman

Arthur Russo  
Executive Director