



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

New Jersey Office of the Attorney General

Division of Consumer Affairs
State Board of Professional Engineers and Land Surveyors
Home Inspection Advisory Committee
124 Halsey Street, 3rd Floor, Newark, NJ 07102
www.njconsumeraffairs.gov



PAULA T. DOW
Attorney General

SHARON M. JOYCE
Acting Director

Mailing Address:
P.O. Box 45043
Newark, NJ 07101
(973) 504-6233
FAX: (973) 273-8020

HOME INSPECTION ADVISORY COMMITTEE Minutes of February 8, 2011 Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Del Greco at 10:10 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 Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMs present: Michael Del Greco

CMs absent: Daniel Casper
F. Michael Fitzpatrick

Others present: Joseph Grabowy, Acting Executive Director, Olga E. Bradford, Deputy Attorney General, and three members of the public.

Due to a lack of quorum at this meeting, Chairman Del Greco conducted the meeting as a Sub-Committee of the Home Inspection Advisory Committee ("Advisory Committee"). Following the review of the Executive session agenda items by the Sub-Committee, and its return to Public Session, CM member Fitzpatrick was present by telephone. Hence, a quorum of the Advisory Committee was now present and this quorum reviewed and accepted all of the recommendations made by the Sub-Committee.

APPROVAL OF MINUTES

December 14, 2010

The Sub-Committee of the Advisory Committee recommended that the Public minutes of the December 14, 2010 meeting be approved as submitted.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Grabowy briefly discussed the issue of allowing partial credit, from the original approved number of credits, for a continuing education course if taught in some abbreviated manner. In addition, he brought up the issue of taking refresher courses based upon the original ten (10) modules required for licensure. for continuing education credit.

The Sub-Committee recommended that these topics be carried to the April 2011 meeting so that a quorum of the Advisory Committee could discuss these matters in detail.

Acting Executive Director Grabowy presented the following statistics as of February 1, 2011:

a. Licensing Statistics:

- Licensed Home Inspectors - Active	739
- Home Inspectors - Expired	130
- Home Inspectors - Inactive	120

b. Incoming Correspondence

- 1) Tina Berry
RE: Sump Pump Inspection
January 4, 2010

Ms. Berry inquired whether a home inspector is required to disclose the presence of a sump pump in his/her report.

The Sub-Committee concluded that a home inspector is required to check for the presence of a sump pump and cover, and the discharge thereof into the sewer line, per its standards of practice regulation, N.J.A.C. 13:40-15.16. Further the Sub-Committee concluded that, pursuant to the cited rule, the home inspector is not required to operate the sump pump.

- 2) Drew L. Scerbo

RE: Request to Place License Into Inactive Status
December 20, 2010

Mr. Scerbo requested that his license be placed into "inactive" status due to his inability to obtain insurance. In addition, he inquired as to whether a home inspector, in a specific enumerated set of facts, has an obligation to disclose the findings in his report to anyone else than his client.

The Committee reviewed this matter and will advise Mr. Scerbo that it was not able to locate any wording in its law or regulations codified at N.J.A.C. 13:40-15, that requires a home inspector to disclose the findings of his inspection to anyone other than the home inspector's client. The Committee will also place his license into "Inactive " status until such time it is advised to place it back into "Active" status.

- 3) Judith E. Russo
RE: Judith Russo vs. Kevin Burnette - #72721
December 17, 2010

Ms. Russo wrote to the Committee regarding its decision on a complaint she previously filed. This correspondence was noted for the record.

- 4) Hugh John Howard
RE: Home Inspector Licensing
December 7, 2010

Mr. Howard seeks to determine if his prior criminal history will impact his quest to become licensed as a home inspector.

The Sub-Committee recommended advising Mr. Howard to submit an application for review since not enough information was provided.

- 5) Charles Sabatini
RE: Newton Wyman, (#24GI00075100)
December 29, 2010

Mr. Sabatini seeks Mr. Wyman's insurance information on file in the Committee's office.

The Sub-Committee reviewed this correspondence and recommended that the requested information be released to Mr. Sabatini.

c. Outgoing Correspondence

None

APPLICATIONS FOR REVIEW

Following his review of the following, CM Del Greco approved the following applicants for licensure pending receipt of proof of insurance. This action is permitted pursuant to a previous action by the Advisory Committee which delegated authority to the Chairman to take formal and final action on certain issues, including applications, when a quorum is unavailable.

<u>Applicant</u>	<u>Application #</u>
Michael Manning	1514841
Stephen Appolonia	1546565
Jeffrey Secord	1551385
Monica McKwown	1553200
George Mau	1555796
Gary Martin	1557922

REVIEW OF CONTINUING EDUCATION COURSES:

<u>Sponsor</u>	<u>Course</u>	<u>PDH</u>
NJALPHI	Safety Education	2
NJALPHI	Radon Recertification Education	4
NJALPHI	Masonry Chimneys	2
NJALPHI	Deck Construction	2
NJALPHI	Supply Plumbing	2
NJALPHI	Masonry Foundations	2
NJALPHI	Attic Inspections	2
NJALPHI	Asphalt Shingles	2
NJALPHI	The Basics of Electricity	2
Certainteed Corp.	Building Envelope Design for Moisture and Mold Control in Framed Wall Assemblies	2
Certainteed Corp.	The Evolution of Footing Forms	1

HOME INSPECTION ADVISORY COMMITTEE
 MINUTES OF FEBRUARY 8, 2011
 PUBLIC SESSION

Certainteed Corp.	HVAC Ductwork Answers and Practical Consideration	1.5
Certainteed Corp.	Principles of Attic Ventilation	1.5
National Institute of Building inspectors	Report Writing	6
NY Metro ASHI	Engineered Lumber	1.5
Fire Service	FCI-02 Fireplace and Chimney Inspector Course	16
Fire Service	FCI-03 Fireplace and Chimney Inspector Course	16
100% Education by McKissock	Attic Ventilation	2
100% Education by McKissock	Basic Principles of a Residential Electrical Inspection	2
100% Education by McKissock	construction Details and Trends for Home Inspectors	5
100% Education by McKissock	Electrical Service inspections	3
100% Education by McKissock	Exterior Pre-Drywall Inspections	5
100% Education by McKissock	Foundation and Footing Construction Inspection	3
100% Education by McKissock	Home Inspection Safety	3
100% Education by McKissock	Home Inspection: What are you doing outside	4
100% Education by McKissock	HVAC Ductwork Inspections	3
100% Education by McKissock	Interior Pre-Drywall Inspection	5

100% Education by McKissock	Introduction to Green Building for Home Inspector	4
100% Education by McKissock	Obey the Law; Standards of Practice for N.J. Inspectors	2
100% Education by McKissock	Plumbing Cross Connections	3
100% Education by McKissock	Practical and Successful Reporting	4
100% Education by McKissock	Residential Cooling Systems and Heating Pump Inspection	3

Following his review of this matter, CM Del Greco approved the continuing education courses listed above. This action is permitted pursuant to a previous action by the Advisory Committee which delegated authority to the Chairman to take formal and final action on certain issues, including continuing education review, when a quorum is unavailable.

INFORMATIONAL ITEMS

None

PUBLIC COMMENTS

None

MOVE TO EXECUTIVE SESSION

On a recommendation by Chairman Del Greco, the Sub-Committee moved into Executive Session to review the agenda which included correspondence and two new complaints as well as five pending complaints.

RETURN TO PUBLIC

On a recommendation contained in the Executive Session minutes, the Sub-Committee re-entered into Public Session for the purposes of adjournment.

ADJOURNMENT

Chairman Del Greco adjourned the meeting at 3:00 PM.

APPROVED BY:

Michael Del Greco
Chairman

Joseph Grabowy
Acting Executive Director