

Home Inspection Advisory Committee

Minutes of February 13, 2002

Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Robert Corrado at 9:15am in the Hunterdon Conference Room, 6th 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

William Mandeville, Program Development Assistant, 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:

Robert Corrado
Michael Fitzpatrick
Thomas Kraeutler
Randy Ortiz

CMs absent: Randy Ortiz

Others present: William Mandeville, Program Development Assistant, Joseph Grabowy, Auditor/Accountant Assistant, Ernest Gonzalez, Senior Clerk Transcriber, DAG Olga E. Bradford, and 4 members of the public.

APPROVAL OF MINUTES

January 8, 2002

On a motion by CM Ortiz, seconded by CM Fitzpatrick, the Committee unanimously voted to approve the minutes of the January 8, 2002 meeting as written.

REPORT OF THE EXECUTIVE DIRECTOR

General Report

William Mandeville informed the Committee that CM Fitzpatrick is interested in teaching a course provided by one of the DOE approved home inspection schools in mid-February. On a motion by VC Kraeutler, seconded by CM Ortiz, the Committee unanimously approved CM Fitzpatrick's request and stated that, in its view, there would not be a conflict of interest. The proper paperwork will be submitted to the ethics officer for final approval.

Incoming Correspondence

Nick Sodano/ Bergen County Technical School-Adult & Continuing Education

RE: Final Version of the Home Inspection Course of Study Brochure

(January 11, 2002)

After reviewing the brochure provided by Bergen County Technical School pertaining to its home inspection course of study, the Committee, on a motion by CM Fitzpatrick, seconded by CM Ortiz, unanimously voted to approve the brochure

Peter W. Bennett/ InspecTech

RE: Home Inspection License Requirements

(January 15, 2002)

In his letter, Mr. Bennett expressed his concerns over the proposed home inspector regulation requiring completion of an approved home inspector curriculum to attain licensure. The Committee staff will draft a response addressing his concerns and present the draft to the Committee for approval at the next meeting.

JStan Harbuck/ Standards and Testing, Inc.

RE: Providing NJ With A New Home Inspection Examination

(January 2002)

In this correspondence, Mr. Harbuck requests that the Committee consider using a licensing examination provided by his company instead of the examination presently being utilized by the Committee. The Committee reviewed this correspondence and directed the Executive Director to inform Mr. Harbuck that, pursuant to N.J.S.A. 45:8-68 and 8-69, applicants for licensure as home inspectors and associate home inspectors, respectively, must have passed the examination offered by the American Society of Home Inspectors (³ASHI²). Effective on or about January 1, 2000, this test is now being administered by the Examination Board of Professional Home Inspectors (³EBPHI²) and is now called the National Home Inspector Examination.

Donna Harbuck/ A Better School of Building Inspection

RE: Interest in being an approved course of study for home inspectors

(January 30, 2002)

After a review of this correspondence, the Committee will inform Ms. Harbuck that home inspection course approvals are granted by the NJ Department of Education. It will also inform her to contact Ann Freeman from NJDOE to obtain the required paperwork for curriculum consideration.

John Gagliostro/ Creative Solutions of NJ, Inc.

RE: Home Inspection Licensing Act

(January 11, 2002)

In his letter, Mr. Gagliostro elaborated on many concerns he had with the Home Inspection Licensing Act.

Upon review of this correspondence, the Committee will draft a letter to Mr. Gagliostro addressing his concerns. This letter will be reviewed by the Committee at its next meeting.

APPEARANCE BY ANNE FREEMAN/ NJ DEPARTMENT OF EDUCATION TO DISCUSS THE HOME INSPECTION CURRICULUM (9:30am)

Mr. Goldstein appeared before the Committee to voice his concerns about the proposed regulation which requires a 300 hour home inspector curriculum. He stated that a 300 hour course would be too lengthy and

extensive, as well as cost prohibitive for students, and that such a course would eventually deter students from pursuing a home inspector career and thereby create a shortage of licensed home inspectors. He also stated various statistics from other states which offer home inspector curriculums which range in hours from 60 -120.

The Committee informed Mr. Goldstein that it does not feel that 60-120 hours of class instruction is adequate to train a competent home inspector. Furthermore, it believes that the proposed 300 class hours requirement is not overly extensive and that it will enable an average student to develop a good understanding of various house components, as well as produce a qualified candidate on par with other specialized trades people.

MOVE TO EXECUTIVE SESSION

On a motion by VC Kraeutler, seconded by CM Ortiz, the Committee unanimously voted to enter into Executive Session for the purpose of reviewing the Executive Session agenda.

RETURN TO PUBLIC SESSION

On a motion made in Executive Session, the Committee returned to Public Session for the purpose of adjourning.

ADJOURNMENT

On a motion by CM Fitzpatrick, seconded by Chairman Corrado, the Committee unanimously voted to adjourn at 1:00pm.

APPROVED BY:

Robert C. Corrado
Chairman Assistant

William Mandeville
Program Development

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Home Page](#)

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Page](#)

Posted April 2002