

**HOME INSPECTION  
ADVISORY COMMITTEE  
Minutes of April 11, 2006  
Public Session**

**CALL TO ORDER**

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Del Greco at 10:30 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  
Michael Fitzpatrick

CMs absent: None

Others present: Anthony Miragliotta, Deputy Director, Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, staff members Ernest Gonzalez, Joseph Grabowy, Lyann Hope, Chris Losbanos, Robert Welsh, and 12 members of the public.

**APPROVAL OF MINUTES**

March 14, 2006

The Committee, on a motion by CM Fitzpatrick, seconded by Chairman Del Greco, unanimously voted to approve the minutes of March 14, 2006 as amended.

**REPORT OF THE EXECUTIVE DIRECTOR**

40 Hours of supervised unpaid field based home inspections:

On motion by CM Fitzpatrick, seconded by Chairman Del Greco the Committee voted to enter into executive session for legal advice concerning this issue..

On a motion and vote contained in executive session the Committee voted to return back to public session.

Following its discussion of this issue, as well as its research and review of considerable submitted information, CM Fitzpatrick made the following motion:

As a result of the passage of Chapter 201, the Committee became aware [of] a number of potential applicants for licensure that were unable to meet the requirements of the old licensure scheme and were also unable to meet the requirements of the new law. Specifically, these persons had completed the educational requirements and the other licensure requirements, however, they were unable to satisfy the initial 50 mentored inspections for consideration of licensure under N.J.S.A. 45:8-72.1.

Following its review of this situation and legal advice from the Division of Law, the Committee has determined to approve the following:

OPTION #1:

Individuals who have completed the existing home inspector licensure requirements, except for the experience component and had begun to fulfill the 50 mentored inspections prior to February 16, 2006, (the effective date of Chapter 201), will be provided with an extension of time ending October 31, 2006 (6 months from April 11th approval of Options) to obtain the required 50 training inspections.

OR

OPTION #2:

Individuals who have completed the existing home inspector licensure requirements, except for the experience component and had begun to fulfill the 50 mentored inspections prior to February 16, 2006, (the effective date of Chapter 201), MAY INSTEAD CHOOSE to complete 40 hours of unpaid field-based inspections in the presence of and under the direct supervision of a licensed home inspector which is offered through an approved home inspection school.

Please be advised that these options DO NOT supercede or replace the licensure requirements detailed in N.J.S.A. 45:8-68. These options are an effort by the Committee to ameliorate a situation caused by a change in the legislative standards for licensure and apply ONLY to those persons, who as a result of the change in the method of licensure via Chapter 201, find themselves unable to meet the experience component of the new law.

Chairman Del Greco seconded the motion and it passed unanimously.

Incoming Correspondence

#1 Noel Zak, Executive Director of EBPHI  
Re: 2006 Item Writing Workshop  
March 28, 2006

Ms. Zak wrote the Committee to invite a representative to the 2006 annual item writing workshop in Chicago, IL June 2-3. All expenses will be reimbursed.

The Committee carried this correspondence to its May 9, 2006 meeting.

#2 Kathleen Alexander, Department of Education  
Re: Inspection 21  
March 20, 2006

Committee is in receipt of documentation approving Inspection 21 Home Inspection Institute to offer the 180 home inspection approved course of study in two locations.

The Committee carried this correspondence to its May 9, 2006 meeting.

#3 Daniel S. Mittelman, 24GI00049600  
Re: Inactive license status  
March 23, 2006

Mr. Mittelman writes the Committee to requests that his license be placed in inactive status.

The Committee carried this correspondence to its May 9, 2006 meeting.

#4 Stephan Dexter, President, All Through the House, LLC  
Re: Coldwell Banker Agreement with Home Inspectors  
March 14, 2006

Mr. Dexter writes the Committee to inquiry whether an agreement with Coldwell Banker is in violation of its statutes and regulations.

The Committee carried this correspondence to its May 9, 2006 meeting.

#### Outgoing Correspondence

#1 Arthur Russo, Executive Director  
Re: Adoption of the new home inspection curriculum  
March 23, 2006

Mr. Russo writes all home inspection schools indicating that Public Law 2005, Chapter 201 is effective as of February 17, 2006.

The Committee noted this correspondence for the record.

#2 Anthony Miragliotta, Deputy Director  
Re: Septic Inspections  
March 24, 2006

Mr. Miragliotta responded to Assemblywomen Alison L. McHose, explaining why home inspectors must possess a professional engineering license and/or registration as an environmental health specialist to perform septic inspections.

The Committee noted this correspondence for the record.

### **REVIEW OF HOME INSPECTION APPLICATIONS FOR LICENSURE**

On a motion by CM Fitzpatrick, seconded by Chairman Del Greco, the Committee unanimously voted to approve the following applications for licensure:

Name	App #
Roger Butchyk	1183464
Keith Pasquariello	1181068

### **REVIEW OF GRANDFATHER HOME INSPECTION APPLICATIONS FOR LICENSURE**

On a motion by CM Fitzpatrick, seconded by Chairman Del Greco, the Committee unanimously voted to approve the following applications for licensure:

Name	App #
Eduard Shipkevich*	1177372
Angel Ledesma	1162211
Palma Dennis	1162159
Stephen Rebarido	1168521
Neal McDermott	1177388
Robin Lunny	1157388

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\*Approved pending the receipt of an original certificate of insurance.

## **REVIEW OF CONTINUING EDUCATION COURSES**

On a motion by CM Fitzpatrick, seconded by Chairman Del Greco, the Committee unanimously voted to approve the following continuing education courses.

Sponsor	Course	# Credits
NY Metro Chapter of ASHI	Foundation Inspections	1
Garden State ASHI	Inspecting New Residential Construction	6
Southern NJ ASHI	Basement Waterproofing	1
Southern NJ ASHI	Fiber Cement Siding	1
Southern NJ ASHI	Superior Wall Systems	1
Southern NJ ASHI	Historic Masonry	1

## **PUBLIC MEMBERS & COMMENTS**

Peter Danielle, Bryan Fredenick, Roger Butchyk, David Goldstein, Gregory Callahan, Frank Caprara, Chuck Burnam, Phil Himan, Howard Woodbury, Feuzi Feuzieu were in attendance.

Peter Danielle asked if licensed home inspectors can mentor an applicant under the new licensing options discussed.

The Committee stated that any licensee may mentor a home inspector applicant.

Dave Goldstein asked if mentors can be compensated by home inspection students directly.

The Committee stated it interpreted the law to say that the approved home inspection school is responsible for providing the full 180 hour course of study which includes the 40 hours of field based inspections.

Michael Fitzpatrick, from Inspection 21, asked why the Committee had not reviewed home inspector applications which included home inspections performed under mentor(s).

The Committee stated that it had to first proceed through the legal review process to determine its options before proceeding.

Paul Josephson, Esq, thanked the Committee for compromising on behalf of his client NJACHI and asked if applicants who exercise option 2 must attend any particular approved school.

The Committee stated that applicants who fall under option 2 may attend any approved home inspection school.

Frank Correa asked the Committee if the 300 hour course of study was valid until a certain date.

The Committee stated that the 300 hour course of study would be valid for the foreseeable future.

## **INFORMATIONAL ITEMS**

A1015 Provides for registration of mold inspectors

The Committee carried this information to its May 9, 2006 meeting.

A973 Concerns mold hazards in indoor environments

The Committee carried this information to its May 9, 2006 meeting.

Department of Community Affairs, Bureau of Fire Code Enforcement- Requirements for fire extinguisher in one- and -two family dwellings.

The Committee carried this information to its May 9, 2006 meeting.

A2955 Abolishes Home Inspection Advisory Committee; transfers duties to the State Board of Professional Engineers and Land Surveyors

The Committee carried this information to its May 9, 2006 meeting.

## **ADJOURNMENT**

On a motion by CM Fitzpatrick, seconded by Chairman Del Greco, the Committee voted to adjourn the meeting at 4:00 p.m.

APPROVED BY:

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Michael Del Greco  
Chairman

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Arthur Russo  
Executive Director