

**HOME INSPECTION  
ADVISORY COMMITTEE  
Minutes of June 9, 2009  
Public Session**

**CALL TO ORDER**

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Del Greco at 9:45 a.m. in the Monmouth Conference Room, seventh 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  
Daniel Casper

CMs absent: Michael Fitzpatrick

Others present: Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, Joseph Grabowy, Assistant to the Executive Director, and six members of the public.

**APPROVAL OF MINUTES**

May 12, 2009

The Committee reviewed the minutes of May 12, 2009 and, on a motion by Vice-Chairman Casper, seconded by Chairman Del Greco, voted to approve the minutes as submitted.

**REPORT OF THE EXECUTIVE DIRECTOR**

ED Russo stated that Linda Foreman, licensing supervisor, will be retiring from the Department of Law & Public Safety, Division of Consumer Affairs, State Board of Professional Engineers and Land Surveyors, effective August 1, 2009.

Executive Director Russo stated that the 72 hour report of Committee meeting proceedings is no longer required and will be discontinued effective immediately.

**a. Licensing Statistics:**

- Licensed Home Inspectors - Active 723
- Home Inspectors - Expired 53
- Home Inspectors - Inactive 102

These statistics were noted for the record.

**b. Continuing Education Units**

On a motion by Vice-Chairman Casper, seconded by Chairman Del Greco, the Committee voted to approve the continuing education report as noted.

c. Notification to Licensees

The Committee reviewed its May 2009 dated notification which was previously sent to its licensees advising them to be mindful of its regulations concerning report writing and advertising. It requested that the notification be sent to the five approved home inspector schools for dissemination to their students.

d. Incoming Correspondence

1) Andrea Bledsoe  
RE: Linda Kellner  
May 6, 2009

Ms. Bledsoe has advised the Board of Professional Engineers and Land Surveyors that Professional Credentials Services is seeking a test development replacement for Linda Kellner.

The Committee noted this for the record.

2) Paul & Barbara Hunt,  
HomePro Inspections, Inc.  
RE: Committee's notification  
June 6, 2009

Mr. & Mrs. Hunt have requested an exemption from using their personal home address on their marketing materials, reports, contracts, letterhead and business cards.

After discussing this request the Committee will advise Mr. & Mrs. Hunt that pursuant to N.J.A.C. 13:40-15.18(c)3, post office box numbers shall not be used as a form of business address. Rather, the business address of the home inspector must be utilized and shall include their street name and number.

e. Outgoing Correspondence

1) Charles Orovitz  
RE: "Inactive" Status  
May 26, 2009

The Committee advised Mr. Orovitz that it will place his license into "inactive" status as he requested.

2) Bruce A. Funk  
RE: Potential Conflict of Interest  
May 26, 2009

The Committee advised Mr. Funk that he contact the Department of Community Affairs and the municipal attorney in the township where employed and his personal attorney for clarification on a potential conflict of interest situation involving a licensed home inspector and a licensed construction code official.

3) Bergen County Technical Schools  
Jim Smith  
RE: Home Inspector Application  
June 1, 2009

The Committee advised Mr. Smith to encourage his students completing an application for home inspector licensure to include all of the required information regarding 40 hours of field-based inspections.

4) Building Inspector's Career Institute, Inc.  
David Goldstein  
RE: Home Inspector Application  
June 1, 2009

The Committee advised Mr. Goldstein to encourage his students completing an application for home inspector licensure to include all of the required information regarding 40 hours of field-based inspections.

5) Inspection21  
Michael Fitzpatrick  
RE: Home Inspector Application  
June 1, 2009

The Committee advised Mr. Fitzpatrick to encourage his students completing an application for home inspector licensure to include all of the required information regarding 40 hours of field-based inspections.

6) National Institute of Building inspectors  
Joseph Cummins  
RE: Home Inspector Application  
June 1, 2009

The Committee advised Mr. Cummins to encourage his students completing an application for home inspector licensure to include all of the required information regarding 40 hours of field-based inspections.

#### APPLICATIONS FOR REVIEW

On a motion by Vice-Chairman Casper, seconded by Chairman Del Greco, the Committee voted to approve the following applicants for licensure:

Applicant Application #  
William Sadi 1418024  
Anthony Ragucci 1427401  
Joseph Troisi 1432930

#### REVIEW OF CONTINUING EDUCATION COURSES

On a motion by Vice Chairman Casper, seconded by Chairman Del Greco, the Committee unanimously voted to approve the following continuing education courses with the corresponding number of professional development hours (PDH):

Sponsor Course PDH

Building Inspector's Career institute Communications and Professional Practices 20.0

Building Inspector's Career institute Insulation and Interior Inspection 20.0

InterNACHI Wood Destroying Organism Inspection 10.0

Criterion Lockatong Engineering Low Slope Roofing Membrane 1.5

#### INFORMATIONAL ITEMS

- The Greening of New Jersey, The Star-Ledger, May 14, 2009
- Stephanie and Caroline Cheret Vs, Sure Home Inspections, et al.

The Committee noted these two articles for the record.

#### PUBLIC COMMENTS

Phillip R. Hinman spoke about establishing a co-operative of licensed home inspectors in order to develop a new approach to obtaining continuing education credits. A focus will be on report writing in which added emphasis will be added on home inspectors to write clear, concise and accurate reports. Mr. Hinman will submit a formal letter to the Committee on this issue which will be discussed at its July 2009 meeting.

#### MOVE TO EXECUTIVE SESSION

On a motion by Chairman Del Greco, seconded by Vice Chairman Casper, the Committee voted to enter into Executive Session.

#### RETURN TO PUBLIC

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

#### ADJOURNMENT

On a motion by Chairman Del Greco, seconded by Vice Chairman Casper, the Committee voted to adjourn the meeting at 2:00 PM.

#### APPROVED BY:

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Michael Del Greco  
Chairman

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Arthur Russo  
Executive Director