

**HOME INSPECTION
ADVISORY COMMITTEE**

Minutes of October 12, 2004
Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Fitzpatrick, at 10:45 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 Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMs present: Michael Fitzpatrick
Michael Del Greco

CMs absent: Thomas Kraeutler

Others present: Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, and staff members Joseph Grabowy, Ernest Gonzalez, Lyann Hope, and Robert Welsh.

REVIEW OF MINUTES

The following minutes were carried over for review at the Committee's next meeting:

June 8, 2004
June 29, 2004
July 13, 2004
September 7, 2004

REPORT OF THE EXECUTIVE DIRECTOR

Ed Russo highlighted the following licensure statistics:

Licensing Home Inspectors - 410
Grandfather Applications - 119
PE/HI Applications - 15
Associate H.I. Applications - 21
Architecture/H.I. Applications - 1

The scheduled discussion on the recent meeting with Anne Freeman (NJDOE) will be carried over to November 9, 2004 meeting.

Incoming Correspondence

Charlotte Vandervalk, Assemblymen, 39th District
RE: Testing out of an Educational Module

September 3, 2004

Ms. Vandervalk asked if a licensed plumber or licensed electrician can test out of the educational module relating to plumbing or electricity. The Committee decided that a meeting with Ann Freeman (NJDOE) would be necessary to address Assemblywoman Vandervalk's concerns. The Committee requested that the approved home inspector schools be contacted to determine if they would allow licensed plumbers and electricians to test out of these respective modules.

Robert W. Beatie/Beatie & Murray
RE: Records Request: Joel M. Scherer, #24GI00043400
(September 24, 2004)

Mr. Beatie submitted a letter to the Committee requesting information pertaining to Mr. Scherer's employment and claims history. DAG Bradford determined that she would need to complete a common law analysis before responding to this request.

Leah K. Bourne, Attorney-At-Law
RE: Eligibility of Associate Home Inspectors for licensure under N.J.S.A. 45:8-72 as amended on June 10, 2004.
(September 28, 2004)

Ms. Bourne submitted a letter to the Committee regarding the extension of the grandfather provision of the Home Inspection Professional Licensing Act as it would pertain to her client Ray Farrugia, a licensed associate home inspector.

Mr. Farrugia and his attorney appeared at today's Committee's meeting and discussed this matter.

Richard Koehler
RE: Activation of his associate home inspector license
September 3, 2004

Mr. Koehler asked for the amount of time he has to pay his license activation fee for his associate home inspector license. The Committee will inform Mr. Koehler that he has until December, 2005 to pay this fee.

APPROVAL /DENIAL OF GRANDFATHERING APPLICATIONS FOR LICENSURE

Full Committee Review

David Mckay Stewart - #980896

The Committee agreed to table this discussion until the November 9, 2004 meeting.

Jason Harm - Application #101789

On a motion by CM Del Greco, second by Committee President Fitzpatrick, the Committee concluded to invite Mr. Harm in for an investigative inquiry on November 9, 2004 to discuss his application.

REVIEW OF GRANDFATHERING APPLICATIONS FOR LICENSURE

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

Name	App #	Type
John Cagliostro	103511	Home Inspector

Timothy Gentry	1031485	Home Inspector
Stanley Roy	1019872	Home Inspector
Thomas Comella	955650	Home Inspector
Alvin Ubell	1010764	Home Inspector
Daniel Santiago	971235	Home Inspector

REVIEW OF ASSOCIATE HOME INSPECTOR APPLICATIONS FOR LICENSURE

The Sub-Committee, on a motion by CM Del Greco, second by Michael Fitzpatrick, unanimously voted to approve the following application for licensure:

Name	App#	Type
James Rizzolo	1031501	Associate Home Inspector

REVIEW OF ARCHITECT HOME INSPECTOR APPLICATIONS FOR LICENSURE

The Sub-Committee, on a motion by CM Del Greco, second by Michael Fitzpatrick, unanimously voted to approve the following application for licensure:

Name	App#	Type
Kenneth Stoyack	1026674	Architect Home Inspector

CONTINUING EDUCATION APPROVED COURSES.

The Sub-Committee, on a motion by CM Del Greco, second by Michael Fitzpatrick, unanimously voted to approve the following continuing education courses:

Sponsor	Course	PDH
Pro-ASHI Chapter	ProASHI Annual Seminar	21
N.Y. Metro Chapter-American Society of Home Inspectors	Annual Seminar	15
Tri State ASHI	TriState ASHI Seminar	13
William Portmann-ALPHI	Chimneys and Flues	2
William Portmann-ALPHI	Heating Seminar	2
William Portmann-ALPHI	NJ State Approved Home Inspection Education	2
William Portmann-ALPHI	Structure	2

William Portmann-ALPHI	Report Writing	2
William Portmann-ALPHI	Air Conditioning	2
William Portmann-ALPHI	Residential Plumbing	2
William Portmann-ALPHI	Why Buildings Fall down	2
William Portmann-ALPHI	Residential Electrical Systems	2
William Portmann-ALPHI	Safety of the Home Inspector	2
William Portmann -ALPHI	Indoor Air Quality	2
William Portmann-ALPHI	Foundations	2

APPEARANCES

Michael Conte, Application #1025073

CM Michael Fitzpatrick recused himself from the review of this application.

Michael Conte appeared before the Committee to explain why he could not provide proof that he had performed paid inspections. He explained his inability to obtain tax and wage statements substantiating his previous work experience as a home inspector due to his former employer's failure to forward his payroll withholding taxes to the IRS and Social Security offices. A recommendation will be made at the November meeting.

Ray Farruggia, Associate Home Inspector, #214GX00011000

Mr. Farruggia, an associate home inspector, appeared before the Committee with his attorney, Leah Bourne, to discuss his desire to surrender his associate home inspector license so that he may work without supervision, and perhaps reapply under the grandfather provision. The Committee requested a DAG opinion on whether a licensee can surrender their license. The Committee advised Mr. Farruggia that if he surrendered his associate home inspector license he would not be able to reinstate it.

Edward Zinck (UL)

Previously, the Committee invited Mr. Zinck to appear before the Committee to discuss his team approach of using multiple inspectors to perform a home inspection. At the present time Mr. Zinck works independently and performs home inspections by himself. The Committee advised him to perform his home inspections in accordance with its standards of practice.

DISCUSSION ITEM

The Committee scheduled the issue of obtaining continuing education credit for conducting training inspections to the November 2004 meeting.

PUBLIC COMMENTS

No public comments were offered.

ADJOURNMENT

The Committee voted to adjourn at 3:00pm.

APPROVED BY:

Michael Fitzpatrick
Chairman

Arthur Russo
Executive Director

[Back to Minutes Archive Page](#)