



# New Jersey Office of the Attorney General



**JON S. CORZINE**  
Governor

Division of Consumer Affairs  
State Board of Professional Engineers and Land Surveyors  
Home Inspection Advisory Committee  
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## **HOME INSPECTION ADVISORY COMMITTEE Minutes of November 10, 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  
Michael Fitzpatrick

CMs absent: None

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

### **APPROVAL OF MINUTES**

September 15, 2009

The Committee reviewed the minutes of September 15, 2009 and, on a motion by Vice-Chairman Casper, seconded by Chairman Del Greco, voted to approve the minutes as amended. CM Fitzpatrick abstained.

## REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Russo presented the following statistics as of October 28, 2009:

a. Licensing Statistics:

- Licensed Home Inspectors - Active	651
- Home Inspectors - Expired	135
- Home Inspectors - Inactive	116

b. Comparison of the "Certification of Providing Direct On-Site Supervision" Forms

The Committee compared its portion of its licensure application that contains the certification of providing direct on-site supervision against that utilized by one of the home inspection schools, Building Inspectors's Career Institute. The Committee requested that its form be amended and reformatted to capture the same information as that utilized by Building Inspectors's Career Institute.

c. Incoming Correspondence

- 1) Harris Gross  
RE: Standards of Practice  
October 14, 2009

Mr. Gross inquired as to what regulations, governing the practice of home inspection, were in effect between August 1, 2005 and January 1, 2006.

The Committee discussed this correspondence and noted that the original regulations, which were published in June 2002, were in effect during the specified time period. The Committee directed DAG Bradford to so advise Mr. Gross in writing.

d. Outgoing Correspondence

- 1) Edward Ferraioli  
RE: Additional Experience Requirements  
September 29, 2009

The Committee requested that staff advise Mr. Ferraioli that the New Jersey Legislature establishes the requirements for licensure as a home inspector, and not the Committee, and that it recommends he voice his concerns to his respective

Senate/Assembly representative in his district.

- 2) Fred Thorpe  
RE: Changes to the Law  
September 29, 2009

The Committee directed that Mr. Thorpe be advised that its regulations prohibit the practice of home inspectors working on the homes they inspect.

- 3) Paul F. Black  
RE: Changes to the Education Requirements  
September 29, 2009

The Committee reviewed this correspondence and directed that Mr. Black be advised that it does not have the discretion to waive the education component of its licensing requirements.

- 4) Philip R. Hinman  
RE: Continuing Education  
September 29, 2009

The Committee directed staff to advise Mr. Hinman that it does not object to his general concept of teaching and providing continuing education for home inspectors using a group approach, provided that classes are available to all, and that all course information is provided for review and approval by the Committee. However, the Committee denied his request to approve the proposed course for continuing education credits until specific information relative to the course has been received, reviewed and approved by the Committee.

- 5) James O'Dell  
RE: Licensure Requirements  
September 30, 2009

The Committee requested that staff advise Mr. O'Dell of its licensure requirements to become a home inspector in New Jersey.

- 6) Kathleen M. Alexander  
RE: Approval of the Middlesex County Vocational School  
September 30, 2009

The Committee requested that Ms. Alexander provide a

copy of the Department of Education's approval of the home inspector program offered at Middlesex County Vocational School.

### **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 pending insurance:

<u>Applicant</u>	<u>Application #</u>
Eric Mathiesen	1461078
James Siverio	1461878
Jose Martinez	1461879
Daniel Biroc	1461880
Stewart Austin	1462981
Vincent Lee	1463912
Martin Muth	1464852
Gilbert Hallidy	1315309
Richard Marton	1465393
William Putsky	1466037

On a motion by CM Fitzpatrick, seconded by Vice-Chairman Casper, the Committee voted to approve Nabil Haddad, #1459911, for licensure pending insurance.

On a motion by Vice-Chairman Casper, seconded by CM Fitzpatrick, the Committee voted to approve William Paul, #1459251, for licensure pending insurance. Chairman Del Greco abstained.

### **REVIEW OF CONTINUING EDUCATION COURSES:**

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

<u>Sponsor</u>	<u>Course</u>	<u>PDH</u>
NAHI	Inspection Process from A to Z	3.75
NAHI	Plumbing Inspection Tune Up	4.0
NAHI	The Body Language of a House Structure	2.0
NAHI	Chimney Inspection	2.0

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Professional Home Inspection	Thermal Inspection and Insulation Remediation	11.0
Professional Home Inspection	Structural Pest Inspection	4.0
Professional Home Inspection	Manufactured Home Inspection	16.0
NJAES-OCPE	Soils and Site Evaluation for Septic Disposal	1.0
Internachi	Electrical inspection Course	4.0
Internachi	Green Building Course	4.0

**INFORMATIONAL ITEMS**

None

**PUBLIC COMMENTS**

None

**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 3:30 PM.

**APPROVED BY:**

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**Michael Del Greco  
Chairman**

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**Arthur Russo  
Executive Director**