

**HOME INSPECTION
ADVISORY COMMITTEE
Minutes of November 15, 2005
Public Session**

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Del-Greco, at 10:005 a.m. in the Essex 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 Fitzpatrick arrived 9:50AM
Michael Del Greco
Thomas Kraeutler

CMs absent: None

Others present: Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, staff members Joseph Grabowy, Ernest Gonzalez, Robert Welsh, and Lyann Hope, Alok Jain, Managing Assistant, and seventeen members of the public.

APPROVAL OF MINUTES

October 25, 2005

On a motion by CM Fitzpatrick, seconded by VC Kraeutler, the Committee voted to approve the minutes of October 25, 2005 as amended.

APPEARANCES

Randy Trivette, Manager, Bureau of Program Review, New Jersey Department of Education. Sandy Fountain, Department of Labor, Kathleen Alexander, Department of Education.

In light of P.L. 2005., 201, representatives from the Department of Education and Department of Labor stated that they would need the Committee to set standards and provide a home inspection school curriculum that it could require their applicants to use. Kathleen Alexander stated that one of the goals of the DOE was to ensure that every student comes out with the same experience, including field-based inspections, and stressed that adults learn much differently than children. Randy Trivette stated that the Committee has several options at its disposal to ensure consistent and comprehensive home inspector curriculum. The options consist of the followings: 1. Focus on 40 hours of unpaid field based inspections under licensed home inspector and institute a flash 140 course curriculum. 2. Abbreviate the curriculum and be flexible with the 40 hours of unpaid field based inspections. 3. Set educational prerequisite, online educational support mechanism, homework, Cut/Score study and select questions on home inspector exam pertinent to New Jersey. 4. Committee can generate and approve its own curriculum.

REPORT OF THE EXECUTIVE DIRECTOR

a. General Report

(1) P.L.2005.,201 implementation- ED Russo introduced this matter and DAG Bradford stated that, as per the Committee's request at its October 25, 2005 meeting, the Division of Law was in the process of providing a written opinion of the new law to clarify whether or not associate home inspectors could apply for home inspector licensure under section N.J.S.A. 45 8-72.1

(2) Committee Meeting Dates- The Committee determined that it would attempt to schedule a staff meeting with Department of Education representatives.

(3) Continuing Education Audit- Lynn Craddock informed the Committee that two licensees had not yet responded to the continuing education audit. The Committee determined that it would revisit this matter at its December 13, 2005 meeting.

INCOMING CORRESPONDENCE

#1 Phillip R. Hinman
RE: Chapter 201
(November 1, 2005)

Mr. Hinman writes the Committee to communicate his opinion on how he thinks P.L. 2005,c.20,1 should be interpreted.

The Committee noted this correspondence for the record.

#2 Fred Ensminger
RE: Chapter 201
(November 1, 2005)

Mr. Ensminger writes the Director of Consumer Affairs Kimberly Ricketts (via facsimile) regarding how he thinks P.L. 2005,c. 201, should be interpreted.

The Committee noted this correspondence for the record.

#3 John Nahm
RE: Continuing Education Courses
(October 25, 2005)

Mr. Nahm writes the Committee questioning its denial letter of March 16, 2005. He believes the Committee is showing preferential treatment to other organizations.

The Committee determined that Mr. Nahm needs to submit a sufficient course description and biography or curriculum vitae of the course instructor and emphasize how both relate to the inspection of residential property.

#4 Phillip Hinman, New Jersey NACHI
Re: Chapter 201
(November 10, 2005)

Mr. Hinman writes the Committee and poses several questions regarding the home inspection school curriculum.

The Committee noted this correspondence for the record.

5# Jim Banks, Sprint Yellow Pages

Re: Home Inspection Advertisement
(November 10, 2005)

Mr. Banks writes the Committee to clarify its November 1, 2005 letter to Frank Vodraska regarding home inspection advertisement.

The Committee determined that Mr. Banks client, Mr. Frank Vodraska, must adhere to N.J.A.C. 13:40-15.18

Outgoing Correspondence

#1 Phillip R. Hinman
Re: Chapter 201
(November 3, 2005)

The Committee writes to Mr. Hinman in response to his September 19, 2005 correspondence regarding the interpretation and implementation of Chapter P.L. 2005,c.201

The Committee noted this correspondence for the record.

#2 Pete M. Priestner-Spartan Home Inspection
Re: Septic Inspections
(November 1, 2005)

The Committee writes Mr. Pristner to inform him that representatives from the Department of Environmental Protection are tentatively scheduled to meet with the Committee on December 15, 2005 and that he is welcome to attend this meeting.

The Committee noted this correspondence for the record.

REVIEW OF GRANDFATHERING APPLICATIONS FOR LICENSURE

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

| Name | App # |
|------------------|---------|
| James Ciatto | 1023385 |
| Lowell Littleton | 1146681 |
| Robert Klebanoff | 1140588 |
| Mark Speaker | 1147136 |
| Michael Almeida | 1153614 |

*Approved pending receipt of a current errors and omissions insurance certificate.

*Approved pending receipt of required photographs

REVIEW OF ASSOCIATE HOME INSPECTOR APPLICATIONS FOR LICENSURE

On a motion by CM Fitzpatrick, seconded by VC Kraeutler, the Committee voted unanimously to approve the following associate home inspector applications for licensure:

| Name | App # |
|------|-------|
|------|-------|

| | |
|------------------|----------|
| Anthony Cattani | 1147364 |
| James Hand | 1082701 |
| Douglas Hamilton | 1108473 |
| William Connelly | 1147362 |
| Paul Karpinski | 11503828 |
| Laura Gill | 1138334 |
| Michael White | 1082701 |
| Michael Vota | 1138427 |
| Charles Davison | 1135732 |

*Christopher Rich 1173097

*Approved pending receipt of a current errors and omissions insurance certificate.

APPROVAL/DENIAL OF CONTINUING EDUCATION COURSES

The Committee, on a motion by VC Kraeutler, second by CM Fitzpatrick, unanimously voted to approve the following continuing education courses:

| SPONSOR | COURSE | PDH |
|----------------------------------|------------------------------------|-----|
| Garden State Chapter - ASHI | Window/Door Problems/Repair | 1 |
| NJALPHI | Legal Issues for Home Inspectors | 2 |
| National Association of HI, Inc. | NAHI 2006 National Education Conf. | 6 |
| Accurate Inspections, Inc. | Electrical Review One | 10 |
| Accurate Inspections, Inc. | Electrical Review Two | 10 |
| Accurate Inspections, Inc. | Heating Review One | 10 |
| Accurate Inspections, Inc. | Heating Review Two | 10 |
| Accurate Inspections, Inc. | Heating Review Three | 10 |
| Accurate Inspections, Inc. | Heating Review Four | 10 |
| Accurate Inspections, Inc. | Structure One | 10 |
| Accurate Inspections, Inc. | . Structure Two | 10 |
| Accurate Inspections, Inc. | Roofing One | 10 |
| Accurate Inspections, Inc. | Roofing Two | 10 |
| Accurate Inspections, Inc. | Plumbing One | 10 |

| | | |
|----------------------------|--------------------|----|
| Accurate Inspections, Inc. | Plumbing Two | 10 |
| Accurate Inspections, Inc. | Communications One | 10 |
| Accurate Inspections, Inc. | Communications Two | 10 |
| Accurate Inspections, Inc. | Exterior One | 10 |
| Accurate Inspections, Inc. | Exterior Two | 10 |
| Accurate Inspections Inc. | Interior One | 10 |
| Accurate Inspections, Inc. | Interior Two | 10 |
| Home Exam | Electronic Testers | 25 |

INFORMATIONAL ITEMS

Barry Chalofsky of the Department of Environment Protection is tentatively schedule to attend the December 15, 2005 Board meeting.

The Committee noted this correspondence for the record.

National Home Inspector Examination frequently asked questions were sent to licensing boards and the July 2005 Newsletter informing boards that a total of 16 states have adopted to use the EBPHI exam.

The Committee noted this correspondence for the record.

EXECUTIVE SESSION

On a motion by CM Fitzpatrick, seconded by VC Kraeutler, the Committee voted to move to Executive Session to address the Executive Session agenda items.

RETURN TO PUBLIC SESSION

On a motion contained in Executive Session, the Committee unanimously voted to return to Public Session for the purpose of completing its agenda.

PUBLIC COMMENTS AND ATTENDANCE

William C. Smith, First Bldg Inspection Inc; Edgar Woodson; Thomas Hubbard; Ronald Mayer; Charles Burnam; Phil Hinman, NJ NACHI; James Haid; Rick Kochler, HomeSome Inspections; Andrew Cicalea; Peter Daniele, Inspection Guys; Bill Murphy; Layy Smyj; Paul Karpinski, White House Inspections; Raymond Farruggia; W. Ratd;

-Fred Ensinger asked if 300 hour course of program study could be used in lieu of the new 180 course of program study.

-William Vizzi, Accredited Home Inspectors-Asked

-David Goldstein, Building Inspector Career Institute asked what the effective date was for separate sections of the bill. DAG Bradford explained to him the whole bill becomes effective on or about February 14, 2006 except for section 11.

-Mike Fitzpatrick, Inspection 21 made several recommendations regarding the new curriculum

ADJOURNMENT

On a motion by CM Fitzpatrick, seconded by VC Kraeutler the Committee voted to adjourn the meeting at 3:35PM.

APPROVED BY:

Michael Fitzpatrick
Chairman

Arthur Russo
Executive Director