

**HOME INSPECTION
ADVISORY COMMITTEE
Minutes of December 7th, 2004
Public Session**

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Fitzpatrick, at 10:00 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

Thomas Kraeutler

Michael Del Greco

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

MINUTES TO BE REVIEWED

October 12, 2004

After reviewing the minutes the Committee concluded to table them for the January 2005 meeting.

REPORT OF THE EXECUTIVE DIRECTOR

ED Russo informed the Committee that there is a need to provide a list of licensed home inspectors mentors willing to supervise the training inspections of trainees or to employ and supervise licensed associate home inspectors. After discussing this matter the Committee recommended that the website www.njhijobs.com, which serves to facilitate matches between associate home inspectors and trainees looking for work with licensed home inspectors employers become linked to its own website.

He stated that NY Assembly Bill A00076 is a home inspection licensing bill which is progressing through the New York State Legislature and is expected to pass.

ED Russo stated that license renewal forms for the 2005-2007 period will be mailed out in late January/early February 2005. The address verification card will be sent out in late December 2004.

ED Russo stated that Acting Governor Richard Codey placed all departments on notice to cut expenses across the Board unless for travel to Washington DC to lobby for tax dollars for the state.

INCOMING CORRESPONDENCE

Incoming Correspondence (attached)

James A. Rizzolo

RE: Associate Home Inspection License - #1031501
(November 1, 2004)

Mr. Rizzolo requested that his approval for associate licensure be held until such time as he finds employment with a licensed home inspector. After discussing this letter, directed that Mr. Rizzolo be advised that he has until December 2005 to activate his associate home inspector's license and requested that he keep the Committee informed as to when he secures employment by a licensed home inspector.

John E. Moore, Coordinator of Adult Education & Apprenticeship Programs/ Camden County Technical Schools
RE: Home Inspection Certification
(November 3, 2004)

Mr. Moore wrote to the Committee requesting information as to the necessary procedures in place to have the Camden County Technical School approved to offer the qualifying curriculum. After a discussion on this matter the Committee will schedule a meeting with Randy Trivette, Manager of Program Review for the Department of Education to discuss this request.

Recently the Committee learned that the home inspection curriculum will no longer be offered at the Burlington Count Technical school

OUTGOING CORRESPONDENCE

The Committee reviewed a draft letter for home inspectors advising them not to engage in preferred provider relationships with real estate companies and of the required number of continuing education credits.

After discussing this letter the Committee concluded that additional guidance be given regarding advertising and that two letters be prepared rather than one. The first letter would enumerate the regulations prohibiting the use of preferred provider relationships with real estate companies and advertising, while the second letter would discuss continuing education credits. Revised versions of the letters will be placed on the January 2005 agenda for Committee review.

INFORMATION - NEWSLETTER ARTICLES

Texas: "Houston Home Inspections Go Private (InspectorRoundtable) "

The Committee noted this information for the record.

Tenn.: "Proposed Law Creates Home Inspector Standards (InspectorRoundtable)"

The Committee noted this information for the record.

APPROVAL /DENIAL OF GRANDFATHERING APPLICATIONS FOR LICENSURE

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

| Name | App # | Type |
|--|---------|----------------|
| Edward Vanderweert | 1080591 | Home Inspector |
| Patrick Rodio | 1022069 | Home Inspector |
| John Harris | 1078906 | Home Inspector |
| Randy Williams (pending receipt of Cert. of Insurance) | 996960 | Home Inspector |
| | | |

REVIEW OF ASSOCIATE HOME INSPECTOR APPLICATIONS FOR LICENSURE

The Sub-Committee, on a motion by CM Kraeutler, second by Chairman Fitzpatrick, unanimously voted to approve the following applications for licensure

| | | |
|--------------------|---------|--------------------------|
| Natalia Warfield | 1078908 | Associate Home Inspector |
| Carl Tebinka | 1076460 | Associate Home Inspector |
| Mark Speaker | 1071849 | Associate Home Inspector |
| William Mckinstrie | 1071849 | Associate Home Inspector |
| Joseph Macaluso | 1026708 | Associate Home Inspector |

APPEARANCES

Winfield Burnum, #945071

Mr. Burnum appeared before the Committee with his attorney, Marvin Gaer, Esquire, to discuss a letter he sent to Senator Adler dated September 7, 2004 concerning the denial of his home inspector application. Deputy Director Miragliotta, in attendance at the meeting, reviewed the responses to each point raised in Mr. Burnum's letter and provided him with his written response at the conclusion of the discussion.

Devon Graf, Regulatory Analyst

Mr. Graf informed the Committee that its regulations will sunset in August 2005 and advised the Committee to start considering any changes to its regulations it would like made. The Committee requested that Mr. Graf continue working on its draft regulation which would allow licensed home inspectors to earn credit for continuing education units by mentoring home inspector trainees.

DISCUSSION ITEMS

Inspection 21 Home Inspection Institute and the Department of Education

The Committee reviewed a website advertisement of Inspection 21's home inspector curriculum which indicates it is approved by the New Jersey Department of Education. The records of the Committee indicates that it is not approved by the Department of Education. After discussing this advertisement the Committee concluded that Randy Trivette be invited to a future meeting to discuss this matter.

PUBLIC COMMENTS

Donald German, New Jersey Association of Licensed Professional Home Inspectors (NJALPHI), a spinoff from ASHI, addressed the Committee regarding the content of a home inspector training report. He also spoke about an associate home inspector forming a company, hiring a licensed home inspector and performing his 250 home inspections under that licensee. The Committee advised that he contact the Department of Labor to obtain their definition of "employed by" and stated that it evaluates all applications on a case by case basis.

ADJOURNMENT

The Committee voted to adjourn at 3:00pm.

APPROVED BY:

Michael Fitzpatrick
Chairman

Arthur Russo
Executive Director