

HOME INSPECTION ADVISORY COMMITTEE

Minutes of December 9, 2003 Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Michael Fitzpatrick at 9:50 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

CMs absent: Randy Ortiz
Robert Corrado

Others present: Arthur Russo, Executive Director, Olga E. Bradford, Deputy Attorney General, and staff members Joseph Grabowy, Ernest Gonzalez, Lynn Craddock, Robert Welsh, and two members of the public.

SUB-COMMITTEE

This Meeting was conducted as a Sub-Committee of the full Committee for lack of a quorum. The following are recommendations made by the Sub-Committee to the full Committee.

REPORT OF THE EXECUTIVE DIRECTOR

The Sub-Committee briefly discussed the issue of applicants who have been approved but have failed to submit the requisite licensing fee.

ED Russo informed the Sub-Committee that the Division has initially reviewed the draft of the Consumer Information Brochure and has made various amendments thereto.

The Sub-Committee reviewed the amendments and will give its suggestions to the staff upon completion.

The Sub-Committee discussed the idea of a meeting with Anne Freeman, Department of Education, to determine the effectiveness of the home inspection programs at the 5 approved schools.

It recommended that such a meeting be held at its January 13, 2004 meeting with representatives of the 5 approved schools along with a representative from the Department of Education.

The Sub-Committee discussed the issue of expired certificates of insurance. ED Russo informed the Sub-Committee that letters have been mailed to approximately 130 licensees whose insurance coverage expired. He indicated that approximately 70% of the licenses have responded by providing up-to-date certificate, while 30% have failed to respond. On this same issue, the Sub-Committee, on a motion by CM Kraeutler, second by Chairman Fitzpatrick, will recommend that certificates of insurance must be originals supplied either by the insurance provider or the applicant.

The Sub-Committee will recommend sending a second notice to those that have not responded informing them that if they fail to respond within 14 days, they will be subject to disciplinary actions. To facilitate that notice of cancellation or expiration be served to the Committee staff, it was proposed that the Committee be named as an insured on the insurance policy.

ED Russo informed the Sub-Committee that Camden County College has shown an interest in offering the home inspection curriculum. He will advise the college accordingly.

Incoming Correspondence

Michael J. Rindos

**RE: Home inspection licensing
(November 10, 2003)**

Mr. Rindos states that he is going to begin the process of obtaining an Associate Home Inspector license and has had great difficulty finding a licensed inspector to provide the 50 on site home inspections.

The Sub-Committee will recommend to Mr. Rindos that it cannot alter its licensing requirements as it is a statutory requirement. Rather, only the legislature can.

It will also advise Mr. Rindos that there is a list of licensed home inspectors willing to train home inspector trainees posted on the Garden State ASHI website.

William K. Foerster

**RE: Acceptable home inspection practices
(November 25, 2003)**

Mr. Foerster states that there is a company which seeks home inspection referrals from real estate agent transactions for which the home inspectors are paid partial fees. He believes that this practice is a violation of the Committee's regulations and requests its interpretation.

The Sub-Committee will advise Mr. Foerster that, at this time, the business practice he states in his letter is not a violation of the Committee's regulations but may, however, be in conflict after June 30, 2004. Since the Committee does not regulate Realtors it cannot interfere with a third party contract involving themselves and home inspectors.

It will request that Mr. Foerster provide the Committee a copy of the agreement and of the company's advertisement.

Outgoing Correspondence

The Sub-Committee will recommend that the following outgoing correspondence be noted for the record:

Dawn Rafferty, Commissioner/ NJ Real Estate Commission

**RE: South Brunswick Weichert Realtors
(November 18, 2003)**

Jim Weichert, President/ Weichert Realtors

**RE: South Brunswick Weichert Realtors
(November 18, 2003)**

Information

ASHI 2003 Grading of Existing State Laws Regulating Home Inspectors

The Sub-Committee reviewed this information, noting that among 27 states that require home inspection licensure, New Jersey is ranked #1 overall in areas such as administration, experience requirements, etc.

"A note to the Home Inspector Community regarding parallel inspections" ARIZONA: The Official Publication of the Arizona State Board of Technical Registration November, December 2003, January 2004 Volume6:No.4

A discussion ensued regarding this article. The Sub-Committee will suggest to the full Committee that the contents of the article be suggested to individuals as a guideline for training inspections.

A member of the public informed the Sub-Committee that a listing of licensed individuals, willing to provide mentoring for those that are trying to obtain the 50 training inspections, is posted on the Garden State ASHI website at <http://gsashi.com>.

APPROVALS

The following applications were approved by the full Committee via a telephone conference call with VC Corrado:

Review & Approval of Grandfathering Applications

On a motion by VC Corrado, second by CM Kraeutler, the Committee unanimously voted to approve the following applicants for licensure as home inspectors:

- Mark Penetti #980267
- Stephen Metzker #976254
- William Kibbel #979115
- Stephen Gladstone #927542

Continuing Education

On a motion by VC Corrado, second by CM Kraeutler, the Committee unanimously voted to approve the following continuing education applications:

Sponsor	Name of course
NJ APLHI	Chimney Fires, Causes & Cures
NJ APLHI	Carbon Monoxide
NJ APLHI	Flue Types & General Effects on Fuel Systems
GSASHI Education	Hydronic Baseboard
GSASHI Education	Cracked Foundations Failure Assessments & Underpinning
GSASHI Education	Commercial & Residential Sealants

The Committee also unanimously voted to request additional information from the following continuing education applicants:

National ASHI

It will request that Ken Salvo, President, provide the Committee with a sample of the method in which it is going to record the attendance at this course.

Tri-State ASHI

It will request that Tri-State ASHI provide a more detailed description of the course content & hours as defined by N.J.A.C. 13:40-15.14(g)2.

MOVE TO EXECUTIVE SESSION

The Sub-Committee unanimously voted to enter into Executive Session for the purpose of completing the Executive Session agenda.

RETURN TO PUBLIC SESSION

On a motion contained within the Executive session minutes, the Sub-Committee re-entered into Public Session for the purpose of adjournment.

ADJOURNMENT

The Sub-Committee unanimously voted to adjourn at 2:00pm.

APPROVED BY:

Michael Fitzpatrick
Chairman

Arthur Russo
Executive Director