

**HOME INSPECTION  
ADVISORY COMMITTEE  
Minutes of December 13, 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  
Michael Del Greco  
Thomas Kraeutler

CMs absent: None

Others present: Anthony Miragliotta, Deputy Director, 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**

November 15, 2005

On a motion by VC Kraeutler, seconded by CM Fitzpatrick, the Committee voted to approve the minutes of November 15, 2005 as amended.

**REPORT OF THE EXECUTIVE DIRECTOR**

(1) P.L. 2005,c. 201 Interpretation for the Division of Law-ED Russo introduced this topic and stated that the Committee had been issued an opinion from the Division of Law via DAG Bradford. Deputy Director(DD) Miragliotta stated that under the Division of Law's new interpretation, currently licensed associate home inspectors may apply for home inspector licensure under ; codified at N.J.S.A 45:8-72 11a or 11b. Chairman Del Greco asked DD Miragliotta what an associate home inspector needs to do to apply for the home inspector license and DD Miragliotta indicated that they would need to submit an activation form and the \$500.00 fee to receive the home inspector license and emphasized that a person is licensed when their fee is processed and the Division database assigns a license number to the applicant. Chairman Del Greco asked DD Miragliotta if the Committee could have applied section 11b of the new law to all associates prior to the opinion by Division of Law. DD Miragliotta stated no. Chair Del Greco also asked if the Committee could take any action automatically upgrading all associates home inspectors without any further action on the applicants part. DD Miragliotta indicted that this was not possible.

(2) Committee Meeting Dates for 2006-ED Russo indicated that the 2006 meeting dates and locations have been

scheduled. On a motion by VC Kraeutler, seconded by CM Fitzpatrick, the Committee voted to accept the 2006 meeting dates.

(3) Division of Law Billing-ED Russo indicated that the last quarter of 2005 billing was available for review.

(4) Regulations-ED Russo indicated that the sunset regulations were ready for review and publication. DAG Bradford indicated that the language from P.L. 2005,c.201 was incorporated into the sunset regulations and will be included in the publication.

(5) Licensing Statistics-ED Russo indicated that statistics were available but cautioned that they are not up to date because of the changes in the law.

(6) New Legislation-S2898-DD Miragliotta stated that this bill was introduced and would transfer all the Home Inspection Advisory Committee's functions to The Board of Engineers and Land Surveyors.

## **INCOMING CORRESPONDENCE**

#1 Paul P. Josephson, Esq.  
Re: P.L. 2005,c. 201  
(December 8, 2005)

Mr. Josephson asked the Committee when home inspector licenses will be issued to qualifying associate home inspectors under the new law. He also asked if there was a conditional or temporary license and raised concerns that insurance companies would not write policies for unlicensed home inspectors.

The Committee informed Mr. Josephson that it was working diligently to issue home inspector license numbers to qualifying associate home inspectors by December 30, 2005 and that there was no statutory authority for the Committee to issue "temporary" or conditional licenses in the practice of home inspection.

#2 Larry Perlberg  
Re: Home Inspection Professional Licensing Act  
(November 28, 2005)

Mr. Perlberg writes on behalf of the Ocean County Board of Social Services (OCBSS) to determine if they can contract with unlicensed person to perform home inspections on rented units subsidized by OCBSS.

The Committee requested that a copy of the HUD inspection report utilized by OCBSS be provided to determine its reporting standards.

#3 Bob Valente  
Re: Asbestos Inspector  
(November 17, 2005)

Mr. Valente writes to inquiry how he can become an asbestos inspector.

The Committee referred Mr. Valente to the Department of Environmental Protection, Department of Community Affairs, and/or the Department of Health and Senior Services to satisfy his inquiry.

## **Outgoing Correspondence**

#1 Ron Bronstein  
Re: Private Well Testing  
(November 11, 2005)

The Committee advised Mr. Bronstein that its licensees may not participate in AWT's referral program regarding private well testing.

#2. Ron Bronstein  
Re: Septic Testing  
(November 11, 2005)

The Committee advised Just Inspect that its licensees may not participate in referral programs regarding septic inspections.

#3 Just Inspect  
Re: Chimney Inspections  
(November 11, 2005)

The Committee advised Mr. Bronstein that its licensees may not participate in ASI's referral program regarding chimney inspections.

### **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 #
Yani Tsakos	1149731
Peters Hans	1151317
William Smith	1153084
Treven Houser	1148123
Herbert Scott	1151295
William King	1154183
Doug Adams	1154248
*David Wilson	1157509
Eric Sunderland	1151322
John Bevich	952483
Michael Shallo	1151302

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

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

Chester Kuligoski 1022157

### **REVIEW OF ASSOCIATE HOME INSPECTOR APPLICATIONS FOR LICENSURE**

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

Name	App #
Zvi Pollack	1157424
Edward Pirher	1154318
Addrew Montalto-Rook	1154318
Richard Moses	1146048
**Eric Castillo	1153044
Michael Gravot	1153047
John Kerr	1144439
Timothy Marquart	1154321
James Krahel	1157675
David Crownover	1146103
**Lawrence Smyj	1157531
Alexander Talbdy	1159124
Joseph Preinfaulk	1158483
Gerard Poster	1156967
Patrick Friedman	1152262

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

\*\*Chairman Del Greco recused himself from participation in these applications.

### **APPROVAL/DENIAL OF CONTINUING EDUCATION COURSES**

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

SPONSOR	COURSE	PDH
Garden State Chapter - ASHI	Natural Gas in a Residential Setting	2
Garden State Chapter - ASHI	Asphalt Roofing	2
Garden State Chapter - ASHI	WDI for Home Inspectors	2
Southern NJ ASHI	Home Energy Theory and Improvements	1
Southern NJ ASHI	Property Damage and Impact on the Home Inspector	1
Southern NJ ASHI	Trus Joist Framing and Components	1
Southern NJ ASHI	Chimney Theory and Inspections	1

Tri-State ASHI Chapter	Hydronic Heating	1
Rutgers - Cook College -OCPE	Onsite Wastewater Disposal Systems	8

## INFORMATIONAL ITEMS

State of New Jersey, Department of Community Affairs, Division of Codes and Standards June 2005 Bulletin.

The Committee noted this information 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

Mike Almecide; Jim Voccoro; Edgar Woodson; David Crownover; Rick Koehler, Home Sure Inspection; Phil Hinman, NJ NACHI; James Haid, NJ NACHI; Pual Josephson, Esq., Hillwallack/NJ NACHI, Andrew Aicalen; Andrew Rook; John Philip Barry; Bill Murphy; Kevin Burnette, ASHI; Robert Fico, ASHI; Chuck Burnum; Peter Daniele, The Inspection Guys.

Pete Danielle asked if the Committee would pursue unlicensed practice for a person applying under the new law's 250 inspections completed under the tutelage of a licensed home inspector. DD Miragliotta stated that the new licensing criteria for home inspector licensure would become effective on or about February 16, 2006 and that applications for licensure would be available before that effective date.

Jim Varrarro asked if the license number for associate home inspectors would change. DD Miragliotta indicated that license number would be changed to reflect the change in licensure status.

Ray Farruggia asked when the home inspector license numbers will be issued. DD Miragliotta indicated that once the activation fee is processed the license number will be generated.

Mike Kocker also asked the status of license number issuance. DD Miragliotta indicated that once the activation fee is processed the license number will be generated.

Jim Rizzalo stated that he previously worked in the information technology industry and that issuing a license number should not be so onerous.

David Goldstein asked when the revised 40 hour home inspector curriculum would be ready. DD Miragliotta indicated that it would be ready before February 14, 2006.

Bill Murphy asked for advice regarding under which provision of the new law should he apply. Chairman Del Greco directed him to read the new law and apply his situation to the new law and reiterated that the Committee will not advise individuals on what application to file.

Chuck Burnam stated that he cannot obtain 40 hours of unpaid field based inspections. Chair Del Greco indicated that he needed to consult with a home inspection school pursuant to the new law.

Paul P. Josephson addressed the Committee and expressed concerns that his client, NJ NACHI has identified 50 or so individuals who cannot complete the 50 training inspections by December 31, 2005 and thus would not be eligible for home inspector licensure. He requested the Committee meet with him and his client to discuss alternative solutions to this problem. DD Miragliotta stated that the Committee must be guided by the law and that the Division and Committee would meet with him in order to discuss the matter in further detail.

## **ADJOURNMENT**

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

APPROVED BY:

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Michael Fitzpatrick  
Chairman

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Arthur Russo  
Executive Director