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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 December 13, 2011 Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Casper at 9:45 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: Daniel Casper
F. Michael Fitzpatrick

CMs absent: Michael Del Greco

Others present: Joseph Grabowy, Acting Executive Director, Olga E. Bradford, Deputy Attorney General, and five members of the public.

APPROVAL OF MINUTES

November 15, 2011

The minutes of November 15, 2011 were reviewed and on a motion by Vice Chairman Fitzpatrick, seconded by Chairman Casper, the Committee voted to approve the minutes as amended.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Grabowy presented the following statistics as of November 7, 2011:

a. Licensing Statistics:

- Licensed Home Inspectors - Active	690
- Home Inspectors - Expired	181
- Home Inspectors - Inactive	160

A.E.D. Grabowy stated that all the licensure files have been removed from the Committee's office by Metro Scanning, and will be electronically scanned. Once complete files will be able to be accessed and viewed electronically.

b. Incoming Correspondence

- 1) Walter Perry, Executive Director, National Home Inspector Examination
RE: NJ's Licensing Requirements
November 10, 2011

The Committee reviewed this correspondence and directed staff to request that only the current licensing requirements in New Jersey be posted to the National Home Inspector's Website rather than the many different versions that are presently on the website.

- 2) Fred Thorpe
RE: Continuing Education
November 14, 2011

The Committee reviewed this correspondence from Mr. Thorpe who requested credit for a HVAC course he anticipates taking. The Committee requested that Mr. Thorpe provide additional information for its review, particularly, a breakout of credits for each component, and a summary, of the HVAC class offered through Ashworth College.

c. Outgoing Correspondence

Jules Freeman and Associates
RE: Home Inspector Licensure
December 2, 2011

This correspondence was noted for the record.

APPLICATIONS FOR REVIEW

The Committee on a motion by Vice Chairman Fitzpatrick, seconded by Chairman Casper, voted to approve the following applications pending receipt of insurance.

<u>Applicant</u>	<u>Application #</u>
Joseph Coyle	1623644
Gerard Koczwar	1624255
Kery Higgs	1621138
John Scheper	1627075
John Muffi	1623785
Yahya Abbassi	1627637
Michael Lohn	1628084

Michael Dolecki - Application #1611626

The Committee on a motion by Vice Chairman Fitzpatrick and seconded by Chairman Casper, voted, following its review of this application, to deny the licensure application of Michael Dolecki. Mr. Dolecki sought licensure via the grandfather clause, codified at N.J.S.A. 45:8-72. The Committee concluded that he did not qualify for licensure pursuant to this statute because the applicant failed to demonstrate that he had performed 300 inspections, prior to December 2005, for compensation. Mr. Dolecki also failed to demonstrate that he had successfully passed the required examination. The Committee further determined that the applicant did not meet the licensure requirements of N.J.S.A. 45:8-68 because he has neither completed the approved course of study nor performed 250 fee paid inspections under the direct supervision of a licensed home inspector. As a result of these findings, the Committee concluded that Mr. Dolecki had failed to satisfy the requirements for licensure as a home inspector and voted unanimously to deny his application for these reasons.

REVIEW OF CONTINUING EDUCATION COURSES:

The Committee on a motion by Vice Chairman Fitzpatrick, seconded by Chairman Casper, voted to approve the following courses.

<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
Garden State ASHI	Plumbing & HVAC Inspections	3
BICI	Moisture Intrusion & Fire Damage	2
NJALPHI	Residential Air Conditioners & Heat Pumps	6
Environmental Solutions	Radon Measurement	16

INFORMATIONAL ITEMS

- Re-adopted Regulations effective July 12, 2011

The Committee noted that its regulations will need to be re-adopted every seven (7) years.

PUBLIC COMMENTS

David Goldstein, representing the NJ Association of Home Inspectors, requested that the Committee give more thought to awarding continuing education credits for courses that discuss issues and topics outside the scope of home inspection or issues that are tangential to home inspections, such as mold and geothermal issues. The Committee voted to table this issue and continue the discussion at its February 2012 meeting.

MOVE TO EXECUTIVE SESSION

On a motion by Vice Chairman Fitzpatrick, seconded by Chairman Casper, the Committee moved into Executive Session to consider new consumer complaints and new and pending disciplinary matters.

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

Chairman Casper adjourned the meeting at 1:00 PM.

APPROVED BY:

Daniel Casper
Chairman

Joseph Grabowy
Acting Executive Director