

MINUTES
CONNECTICUT HOME INSPECTION LICENSING BOARD
165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

JANUARY 4, 2007

The Connecticut Home Inspection Licensing Board met on Thursday, January 4, 2007 at 9:30 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Bernard F. Caliendo, Chairman (Home Inspector)
 Susan A. Connors, Esq. (Public Member)
 Eric Curtis, (Public Member)
 Richard J. Kobylenski (Home Inspector)
 Bruce D. Schaefer (Home Inspector)
 William Stanley, Jr. (Home Inspector)

Board Members J. Andre Fournier (Public Member)
Not Present: Dana J. Fox (Home Inspector)

Board Counsel: Not Present

DCP Staff Present: Robert M. Kuzmich, License and Applications
 Specialist
 Vicky E. Bullock, Administrative Hearings
 Attorney
 Richard M Hurlburt, Director
 Occupational & Professional Licensing

Others Present: None

Note: The administrative functions of this Board are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, call Richard M. Hurlburt, Director, at (860) 713-6135.

1. Call to order by Chairman Bernie Caliendo.

Mr. Caliendo called the meeting to order at 9:38 AM.

2. Review of minutes of the November 2, 2006 meeting of the Board. Mr. Kobylenski noted the following typographical errors. On page 5, the last paragraph, line 6, after the word "may", delete the word "be". On page 7, agenda item G; change the word "an" to "and" in the sentence following the 2007 calendar Board meeting dates. After a thorough review, *the Board voted, unanimously, to accept the minutes as amended herein. (Kobylenski/Stanley)*

3. Review of Final Decisions and Orders.

Chairman Bernie Caliendo acknowledged that there are none before the Board today.

4. Applications for review.

Chairman Bernie Caliendo acknowledged that there are no applications before the Board today.

5. Applicants appearing before the Board.

Chairman Bernie Caliendo acknowledged that there are no applicants appearing before the Board today.

6. Formal Hearings to be held.

Mr. Caliendo noted that there are no Formal Hearings scheduled for today's meeting.

7. Old Business

A. Test Scores for the H1 Technical Portion of the Home Inspector Licensing Examination from PSI Examination Services from 03-02-06 through 11-02-06 and continuation of discussion concerning the Home Inspector Licensing Examination. It was noted that these scores were previously mailed to the Board

members and that this test reflects the latest Board amendments. Mr. Kobylenski asked if it was possible to find out how many Interns are on the second renewal of their Permit. Mr. Hurlburt will try and get and answer to his question. Board members discussed potential violations of the Statutes by both Interns and licensees relative to supervised inspections and the practices of how these are completed.

Mr. Caliendo reminded the Department that the Disclosure Form given to the consumer was to have been amended to add provisions to accommodate both Intern and Licensee permit and license numbers, respectively. This change will be made immediately following today's meeting.

In recognition of problems he has seen with Intern websites listing license numbers, Mr. Caliendo asked the Department if Intern Permit numbers can be numerically differentiated from licensee numbers. Mr. Hurlburt noted that in the past, number series were assigned to specific occupations but that is no longer the case. What differentiates home inspector Intern Permit holders from home inspector license holders is the alphabetical prefix as defined by HOP for Interns and HOI for licensees. Mr. Hurlburt advised Mr. Caliendo that he should talk with Mr. Gregory Carver regarding a complaint he filed relative to this issue.

It was noted that PSI, the company that currently administers the Home Inspector Exam, contract expires in June 2007 and that there are a limited number of companies, nationwide, that are willing to bid on this type of examination.

B. Home Inspection Course Application for Pre-Licensing; report from Mr. Bruce Schaefer on his review of this course.

Course: New York Residential Inspection Course

School: Kaplan Professional Schools/Inspection Training
Associates
61 Broadway, Suite 700
New York, NY 10006

Kaplan Professional Schools/Inspection Training
Associates
1544 Mount Hope Avenue
Rochester, NY 14620-4240

Mr. Schaefer stated that there are some incomplete items on the school's

checklist. He noted that the exams given are New York State oriented in nature. After some brief discussion, it was determined that there is some confusion on the nature of this submission. Mr. Caliendo believes that since this course has already been approved by the Board for a Connecticut location, they are now applying for a different location. Mr. Kuzmich will call the school representative and get clarification on these issues.

8. New Business

A. Update from Consumer Protection Legal Division regarding Hearing held December 15, 2006 concerning proposed changes to Home Inspector Regulations. Ms. Bullock had the meeting transcribed and gave copies of both the transcript and the current regulation to the Board members for their review and comment. There were questions regarding the current exclusions relative to the proposed changes.

Mr. Caliendo noted that based upon his review of past minutes, he could not find note of a final vote by the Board to implement these changes. He stated that proposed substitute language introduced at the December Hearing is preferred by him and other professionals in the business over the current revisions. The Board agreed to review the substitute language and get back to Ms. Bullock with their comments by e-mail no later than January 20, 2007. If all members agree with the substitute language, there may not be a need for a special Board meeting before their regularly scheduled meeting in April.

There was brief discussion regarding the concerns the professional board members have concerning the current revisions to well water system testing. Ms. Connors noted that the general consensus is the that Board wants to be sure that these revisions are consistent with the regulations, as written, with respect to other components and not have any specific tests designated. Mr. Caliendo noted the substitute language proposed by Mr. Stanley's colleagues at the Hearing is acceptable to him. The Consumer Protection Legal Department has assured that the changes introduced at the Hearing are not substantial changes when compared to the original posted language in the Law Journal and this will be noted to the subsequent agencies receiving these changes for review.

It also noted that any changes made to the regulation will mean a change to the current home inspection school curriculums.

B. Update from Consumer Protection Trade Practices Division regarding any Home Inspection Licensing Board matters.

1. Ms. Bullock stated that there were 10 investigations concerning home inspection for the calendar year 2006 and that they are all closed.
2. Mr. Caliendo stated he has a friend licensed as a home inspector and journeyman electrician. This individual when audited by the Department for compliance with continuing education for his electrical license noted that he will not be renewing this license. A complaint was filed by the Department under his home inspection license. Mr. Caliendo asked for an explanation of why this happened especially since it is an unrelated trade.

Mr. Hurlburt cited some reasons why this may have happened. This individual may have been required to attend a formal hearing for his 2005 E-2 license renewal and did not show up. The Department may have gone forward with the hearing and posted a penalty against him and now because of failure to pay the penalty; the Department is now looking at his other credentials the Department issued him.

It was also noted that the function of the Department's licensing system may be a part of this confusion.

9. Other Business

A. Any correspondence and/or business received in the interim.

- 1 Mr. Caliendo asked that the Department update the Board, periodically, regarding home inspection complaints in a general nature realizing the confidentiality required to serve due process to the consumer and not compromise the legal process involved.
2. For various reasons, the Board decided to move their July 5, 2007 Board meeting to September 6, 2007. This date may be subject to change.

The meeting adjourned at 10:35 AM. (Schaefer/Stanley)

Note: the next regular meeting of the Board is scheduled for April 5, 2007 at 9:30 AM. in Room No. 117 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Respectfully submitted,

Robert M. Kuzmich, R.A.
License and Applications Specialist