

STATE OF CONNECTICUT

HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

AUGUST 4, 2011

The Connecticut Home Inspection Licensing Board held a meeting on Thursday August 4, 2011 which was called to order at 9:33 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Richard J. Kobylenski (*Home Inspector*)
James J. O'Neill (*Public Member*)
Bruce D. Schaefer (*Home Inspector*)
Daniel Scott (*Public Member*)
David B. Sherwood (*Home Inspector*)
William Stanley, Jr. (*Home Inspector*)
Lawrence R. Willette (*Home Inspector*)

Board Members
Not Present: Eric Curtis (*Public Member*)

Board Member Vacancies: None.

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich, Department of Consumer Protection
Vicky Bullock, Department of Consumer Protection
Richard M. Hurlburt, Department of Consumer Protection

Others Present: None

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax (860)-706-1255.

Agency Website: www.ct.gov/dcp

Division E-Mail: occtrades@ct.gov

1. Call to order: by Chairman. The meeting was called to order by Chairman William Stanley, Jr. at 9:33 AM.

2. Review of minutes of the May 5, 2011 meeting the Board. After a thorough review, the Board voted to approve the minutes as written. (Kobylenski/Scott)

3. Review of Final Decisions and Orders:

None before the Board today.

4. Applications for review:

None before the Board today.

5. Applicants appearing before the Board:

None before the Board today.

6. Formal Hearings to be held:

None before the Board today.

7. Old Business

A. Continuation of discussion from the Subcommittee concerning the definition of "home inspection". Mr. Stanley volunteered to revise his draft with an explanation of the Board's intent for the Board to vote on at today's meeting. Mr. Stanley explained the revision he made to the definition of "home inspection" and added that he defined the statement of purpose for this change in writing. Mr. Sherwood noted that other States

noted that the definition of a home inspection is limited to that within a real estate transaction which our State's definition does not but rather accommodates all possibilities where the home inspection may be a stand-alone transaction. Mr. Kuzmich stated that a home inspection must include all of the components listed in the definition as proposed by this draft. It was noted that not every house may have these components. Mr. Stanley note that this draft definition was created to eliminated the possibility of energy audits included in the definition of a home inspection. After more discussion, it was decided to add the words "as applicable" before "of a residential building...". *As such, the Board, voted, unanimously to approve this definition. (Kobylenski/Scott)* Mr. Stanley will modify this draft and e-mail it to Mr. Kuzmich

B. Continuation of discussion concerning Board Policy for Continuing Education and Continuing Education subject matter. Mr. Stanley volunteered to finalize the draft of the Board's "75/25" policy regarding continuing education, in particular, core and non-core subject matter. Mr. Stanley noted the Board is faced with two things; the change in the policy that the Board can amend and removal of the law requirement that the Board cannot change because it is a statutory directive and may take some time to accomplish. Mr. Stanley suggested that the Board craft a written policy that can be distributed to all Licensees and Interns.

It was confirmed that the Commissioner must approve this final draft from the Board before it is published. The Board wishes to implement this change immediately and discussed notifying the private associations of this forthcoming policy to be in effect once approved by the Department. Board members volunteered to bring this draft to their associations for their notification. It was also agreed to add the fact that this policy awaits final approval by the Commissioner to the draft. Mr. Stanley offered to advise Mr. Hurlburt of the Board's position on this subject.

8. New Business

A. The Board discussed home inspectors and their affiliation with Real Estate Agents at the request of Mr. Sherwood. The question was raised if home inspectors and real estate agents can do joint ventures together. Mr. Stanley noted that it depends on the event and is really determined on a case by case basis. Ms. Bullock noted that although nothing strictly prohibits such affiliations, the home inspector does not want to have the appearance of impropriety. The consumer should not be in a position to feel that they have to use the home inspector whose name is on the real estate agent's website.

B. Mr. O'Neill asked the Board on how to file a complaint with the Department. He was advised by Mr. Stanley that the Department has a link on their website to a complaint form to be used by consumers.

9. Other Business

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

No items were discussed.

The meeting adjourned at 10:14 AM. (Kobylenski/O'Neill)

Note: the next regular meeting of the Board is scheduled for November 3, 2011 beginning 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