

STATE OF CONNECTICUT

HOME INSPECTION LICENSING BOARD

TEL. NO. (860) 713-6135

-MINUTES-

NOVEMBER 18, 2015

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, November 18, 2015 which was called to order at 9:42 A.M. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Board Members Present: Richard J. Kobylenski (*Home Inspector*)
Bruce D. Schaefer (*Home Inspector*)
William Stanley, Jr. (*Home Inspector*)
Lawrence R. Willette (*Home Inspector*)

Board Members Not Present: James J. O'Neill (*Public Member*)

Board Member Vacancies: Two (*Public Member*)
One (*Home Inspector*)

Board Counsel: Not present, as requested.

DCP Staff Present: Robert M. Kuzmich, 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: dcp.occupationalprofessional@ct.gov

1. Call to order: by Chairman.

Mr. Stanley called the meeting to order at 9:42 AM.

2. Review of minutes of the September 30, 2015 meeting the Board.

The Board voted to approve the minutes as submitted. (Kobylenski/Willette)

3. Comments or Concerns of any Person Present Today.

There were no comments or concerns noted from anyone present at this meeting.

4. Review of Final Decisions and Orders:

None before the Board today.

5. Applications for review:

None before the Board today.

6. Applicants appearing before the Board:

None before the Board today.

7. Formal Hearings to be held:

None before the Board today.

8. Old Business

A. Continuation of discussion concerning proposed changes to the Regulation for Home Inspection; for discussion by the Board. Mr. Stanley stated that the Connecticut Association of Home Inspectors is still in the process of their review of the existing Regulation and will update the Board as it becomes necessary.

B. Update regarding the Department Audit of Home Inspectors pertaining to Home Inspector Interns supervised; for discussion by the Board. Mr. Kuzmich stated that the

Department had a very successful response to this audit. It was also noted that to date, the Department has collected the audit letters and briefly reviewed each as they were received. The Board will review these letters after today's meeting and separate those responses from inspectors supervising interns from those that are not. This audit will serve as a database for the Board and Department for future use.

C. E-Mail from Ms. Denise Stanford dated October 5, 2015 regarding her inquiry from the North Carolina Home Inspector Licensure Board; for discussion by the Board.

At their last meeting, the Board asked that the Department to get more information from Ms. Stanford about where the potential ethical concern might be. Ms. Stanford responded stating that there is an ethical concern if the payment arrangement is contingent on the property closing. Their committee also has some ethical concerns when the home inspector waits on payment until the closing. The concern is whether it places the home inspector in a position whereby he or she is now depending on the closing to occur and the deal being consummated.

The Board believes based upon these circumstances that there is definitely an ethical issue in particular if the inspector's fee is contingent upon the closing being completed. The Board also stated, in response to Ms. Stanford's previous inquiry, that there is no such prohibition for this type payment arrangement in the Connecticut Home Inspection Licensing law or regulations. Mr. Stanley noted that at this point, this matter is closed and the Board answered her questions.

9. New Business

A. DCP Trade Practices Division Complaint Status Report; review of complaint report submitted by the DCP Trade Practices Division including open, closed, and dismissed cases. Mr. Kuzmich stated that he did not receive a report from the Trade Practices Division.

B. Department of Consumer Protection's 2016 Schedule for Board, Commission, and Council Meetings; for the Board's information. The Board acknowledged this documentation and reviewed the 2016 meeting dates.

10. Other Business

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

No items were presented or discussed.

11. Comments or Concerns of any Person Present Today.

No one scheduled before the Board today. In addition, there were no additional requests from anyone else.

The meeting adjourned at 9:51 AM. (Kobylenski/Willette)

Note: the next regular meeting of the Board is scheduled for Wednesday, February 24, 2016 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

Upcoming Home Inspection Licensing Board Meeting Dates:

- | | | | |
|----|-------------------|----|-------------------|
| 1. | February 24, 2016 | 4. | August 24, 2016 |
| 2. | May 25, 2016 | 5. | November 23, 2016 |