

HOME INSPECTION LICENSING BOARD

JUNE 24, 2020

MINUTES

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, June 24, 2020 via ZOOM webinar.

Board Members Present: Lawrence R. Willette (Home Inspector)
William Stanley, Jr. (Home Inspector)

Board Members Not Present: Richard J. Kobylenski (Home Inspector)
Bruce D. Schaefer (Home Inspector)

Board Member Vacancies: Three (Public Members)
One (Home Inspector)

DCP Staff Present: Richard M. Hurlburt, Director, Occupational and Professional Licensing Division
Robert M. Kuzmich, R.A., License & Applications Specialist

Others Present: Pamela Brown, Director, Investigations Division

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division, Richard M. Hurlburt, Director.

Website: www.ct.gov/dcp.

E-Mail: dcp.occupationalprofessional@ct.gov

1. CALL TO ORDER

Mr. William Stanley, Jr. called the meeting to order at 9:38 AM.

2. REVIEW OF MINUTES OF THE DECEMBER 13, 2019

The Board voted to approve the minutes as submitted.

3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

There were no comments or concerns of anyone present today.

4. DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT:

(A) Board to review quarterly report when provided.

Ms. Pamela Brown, Director of the Investigations Division, reviewed the Board report noting that most cases shown were dispute of facts except for one. She addressed the complaints statistic in general stating that the Department currently has seven complaints received year to date relative to the approximately five hundred licensed home inspectors. The most common complaint issue is missed critical items during the time of the inspection and one damage complaint.

Ms. Brown noted that many cases on the report are closed by the Department and are proceeding as a civil matter sometimes being referred either to Small Claims Court or Superior Court. Ms. Brown explained to the Board the Department's procedure when they receive a home inspector complaint noting that, at times, they act as mediator between the home inspector and their client known as informal mediation as opposed to a formal mediation. If an agreement cannot be reached, then the complainant is advised by the Department to proceed to court.

Ms. Brown answered further questions from Mr. Willette regarding the specifics of the standards of practice for home inspection how the Department uses the same in their investigations. She noted that following due process ultimately determines the further disposition of the complaint. She also answered some questions from Mr. Stanley regarding complaints relative to the inspector's report. The Board thanked Ms. Brown and the Department for the report and their work on the home inspection complaints.

5. OLD BUSINESS

It was noted by Mr. Stanley that at the Board's last meeting, Mr. Bruce Schaefer reported that he contacted Trinity College's testing program to clarify what the standards are to determine levels of pyrrhotite, and that there is no set standard at this time. Mr. Schaefer noted that he would inform the Board when this is determined. Since he is not present at today's meeting, Mr. Stanley asked that this matter be carried over to the next Board meeting agenda.

There were no further items discussed under Old Business.

6. NEW BUSINESS

A. Home Inspection School Application for Pre-Licensing.

School (Pre-Licensing):

World Inspection Network (WIN Home Inspection)

5550 W. Washington Boulevard, Suite 201

Chicago, Illinois 60661

Course (Pre-Licensing): *Principles of Home Inspection* (100 hrs.)

Mr. Kuzmich noted that although the Department has communicated with the applicant, they have not yet received their complete application package. It was agreed that if the application is received complete prior to the Board's next meeting, Mr. Kuzmich will e-mail the same to the Board members for their preliminary review.

ADDITIONAL NEW BUSINESS (ADDED AT THIS MEETING)

1. Mr. Willette noted two recent recertification courses were held on June 9, 2020 and June 23, 2020 pertaining to the inspection of failing foundations. Each course is representing three hours of continuing education for home inspectors. It was noted that the Board had previously approved the June 9th course. The Board approved the course held June 23rd at today's meeting. Both these courses are now approved for three hours of continuing education (each).

Mr. Stanley asked that the Department make note of this approval and if an application has been received for these courses. Mr. Willette noted that the initial offering of this course was in 2019 and named the instructors whom Mr. Stanley knows. It was noted that Mr. Stanley had previously sent course information to the Department for their 2019 offering. Mr. Stanley asked Mr. Willette to ask the providers to send Mr. Kuzmich a course syllabus that can be used to document these courses and the associated credit hours as being approved for continuing education. Mr. Willette agreed to do so.

2. Mr. Stanley stated that that relative to next year's license renewal, the Board consider modifying the required CEU totals in recognition of the COVID pandemic. He noted several associations that have cancelled their CE meetings due this crisis. Mr. Stanley asked Mr. Hurlburt if the Board can make changes to the required CE totals. In response, he noted that the Board can ask the Commissioner to consider waiving the required CEU's for next year. He also noted what the Electrical Board is considering for their required CEU's such as live and on-line CE classes. Mr. Hurlburt stated that these options appear to be working for the Real Estate and Appraisal Commissions.

Mr. Hurlburt will send the Board a draft of virtual training programs being considered for use by other Boards. It was noted that on-line CE courses are already used extensively by the Home Inspection Licensing Board. The Board also discussed how the American Association of Home Inspectors (ASHI) has been addressing continuing education during the pandemic.

Mr. Hurlburt would encourage the trade associations to consider on-line courses to maintain their membership and keep their groups together. Mr. Stanley noted he may reach out to the president of the Connecticut Association of Home Inspectors to converse the CE options the Board discussed today.

At the suggestion of Mr. Hurlburt, Mr. Kuzmich will forward the Department's Home Inspection Continuing Education course website links for their use.

7. CORRESPONDENCE

There was no correspondence discussed at today's meeting.

8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.

Mr. Stanley noted that the dates for the next Home Inspection Licensing Board Meetings are September 15, 2020 and December 8, 2020 and will either be held in person or by ZOOM webinar to be determined.

The meeting adjourned at 10:09 AM. (Willette/Stanley)

Respectfully submitted,

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

2020 MEETING SCHEDULE:

- September 15
- December 8 (start time 10:45 AM)

All meetings will take place at 450 Columbus Boulevard, Hartford, CT at 9:30 A.M. unless otherwise noted.