

**HOME INSPECTION LICENSING BOARD**

**SEPTEMBER 15, 2020**

**MINUTES**

The Connecticut Home Inspection Licensing Board held a meeting on Tuesday, September 15, 2020 via ZOOM webinar.

**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:** None.

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

**DCP Staff Present:** Robert M. Kuzmich, R.A., License & Applications Specialist  
Pamela Brown, Director, Investigations Division  
Janita Hamel, Supervising Special Investigator,  
Investigations Division

**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, Richard M. Hurlburt, Director.

Website: [www.ct.gov/dcp](http://www.ct.gov/dcp).

E-Mail: [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

## **1. CALL TO ORDER**

Mr. William Stanley, Jr. called the meeting to order at 9:51 AM.

## **2. REVIEW OF MINUTES OF THE JUNE 24, 2020 BOARD MEETING.**

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

## **3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

There were no comments or concerns of anyone present.

## **4. DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT:**

(A) Board to review quarterly report when provided.

Ms. Hamel noted that the reports date back to January 1, 2020 and cover through July 31, 2020. In the first reporting period from January to May, the Department received four new complaints and two closed complaints. In the second reporting period, two new complaints were received currently under investigation and one closed case. She gave the Board details on this closed complaint.

Ms. Hamel noted that a common theme in home inspector complaints involve consumers who don't understand the Home Inspector's list of exclusions as they apply to their home inspection. Mr. Stanley stated that given the number of transactions in the current marketplace, the overall number of home inspector complaints is relatively low and that the complaints seemed to get resolved. The Board concurred with his statements.

Ms. Brown further expanded Ms. Hamel's explanation of the basis of most complaints received by the Department and gave the Board some examples. She agrees with Mr. Stanley regarding the relatively low number of complaints received relative to the number of home purchases this time of year.

The Board further discussed the primary basis for most complaints as noted above with Ms. Brown. If this theme continues, Mr. Stanley suggested that perhaps the Board can send out a notice to inspectors reviewing this common complaint item along with suggestions on how to address the same. Mr. Willette made some suggestions regarding exclusions possibly being a part of the home inspectors disclosure statement.

The Board continued discussion on home inspection reports citing personal examples.

## **5. OLD BUSINESS**

A. Report from Mr. Bruce Schaefer concerning the status of determining standards of levels of pyrrhotite in conjunction with Trinity College's testing program.

Mr. Schaefer stated that he called and spoke with Gary "Presha" from Core Boring. He was not able to talk to Trinity College directly. He explained to the Board details of his conversation with Gary noting particulars in concrete testing reports. After testing elements in the concrete, they can decide as to whether or not the foundation may have a problem with cracking.

Mr. Willette stated that according to reports he has read; concrete core sampling is not recommended around the area by real estate people and himself because the lack of a standard for the test. Buyers see the report which shows traces of pyrrhotite and the sale is over. This now becomes a disclosure matter for the seller who now has his house back on the market with a written report saying that his foundation has pyrrhotite. It was also noted that core sampling is not required to qualify for assistance.

Mr. Schaefer will try and contact Trinity College directly again and see if they have come up with a standard. This discussion will be continued, and this item will be placed on the agenda for the next Board meeting scheduled for December 8, 2020.

## **6. NEW BUSINESS**

A. E-Mails from Mr. Michael Gauthier, Licensed Home Inspector No. HOI.000897:

1. July 28, 2020 – concerning supervision of Home Inspector Interns.
2. August 1, 2020 – concerning the level of detail of Home Inspector Reports.

Mr. Kuzmich stated that he received an e-mail from Mr. Gauthier asking that the Board not address his August 1, 2020 e-mail concerning the level of detail in home inspection reports.

The Board discussed the July 28, 2020 e-mail which asks why when a licensed home inspector takes on an intern, is the licensed home inspector responsible for what the intern sees and decides to not write whether he forgot or otherwise.

Mr. Stanley offered to draft a response to Mr. Gauthier, on behalf of the Board, that he will send to them for their review and comment before he sends the same to Mr. Gauthier. He will note that if the intern does the inspection under the auspices of the supervisor, then the supervisor is 100% responsible for that inspection. The goal is to be sure the intern is professionally trained and to make sure the consumer/home buyer is protected in the event there is a problem with the inspection or report.

**B. Application of Mr. Peter Hackett for a Home Inspector License by reciprocity with the State of Rhode Island.**

After extensive discussion, the Board accepted the applicant's home inspection training as equivalent to that which is required for Interns in Connecticut. Mr. Hackett has indicated that he plans to sit for the National Home Inspector Examination on October 10, 2020. In addition, he also plans to pursue licensing in Massachusetts. The Board will accept the passing of the National Home Inspector Examination as fulfillment of the examination requirement for a Connecticut Home Inspector license.

As an alternative, the Board noted that Connecticut has reciprocity with the Commonwealth of Massachusetts. If Mr. Hackett obtains a Massachusetts license, he will also qualify for a Connecticut Home Inspector license by providing proof of his Massachusetts licensure with his Connecticut Home Inspector application.

**7. CORRESPONDENCE**

No correspondence was discussed.

**8. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.**

The Board discussed continuing education for Connecticut Home Inspectors in recognition of the current COVID National Pandemic. The Board discussed the possibility of a reduction in the number of continuing education hours (CEH) required for next year's renewal. Mr. Stanley noted that he received an e-mail from Mr. Richard Hurlburt, Division Director prior to today's meeting. It appears that the quantity of continuing education hours is limited by statute.

The Board also discussed extending the completion date for CEH's to the end of 2021 and agreed that this was a reasonable option. Mr. Stanley will check with the Connecticut Association of Home Inspectors (CAHI) about when they are resuming meetings and to see if they might be putting on a seminar next year as a catch up for CEH's.

The Board will continue their discussion and act on the continuing education hours matter at their next Board meeting.

As an aside, Mr. Willette also asked the Board and Department to investigate the concrete seminars (relative to the crumbling foundation issue) previously taken by some Home Inspectors and getting credit as continuing education for these courses. The Board believes that documentation for these seminars was previously submitted and approved for credit. Mr. Kuzmich will look into this matter.

The meeting adjourned at 10:37 AM. (Willette/Kobylenski)

Respectfully submitted,

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

2020 MEETING SCHEDULE:

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.