

Home Inspection Advisory Committee

Minutes of January 8, 2002

Public Session

CALL TO ORDER

The meeting of the Home Inspection Advisory Committee was called to order by Chairman Robert Corrado at 9:00am in the Passaic Conference Room, 3rd Floor, 124 Halsey Street, Newark, New Jersey. All parties were duly notified of the time, date and place and all pertinent material had been provided.

SUNSHINE LAW ANNOUNCEMENT

William Mandeville, Program Development Assistant, read the statement required by Chapter 231, Laws of 1975 known as the Open Public Meetings Act, and announced that notice of the meeting was prepared in the Office of the Committee and mailed to the Secretary of State, the Star Ledger, the Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMs present: Robert Corrado
Michael Fitzpatrick
Thomas Kraeutler

CMs absent: Randy Ortiz

Others present: Arthur Russo, Executive Director, William Mandeville, Program Development Assistant, Joseph Grabowy, Auditor/Accountant Assistant, Ernest Gonzalez, Senior Clerk Transcriber, DAG Michelle Albertson, and 1 member of the public.

APPROVAL OF MINUTES

December 11, 2001

On a motion by VC Krautler, seconded by Chairman Corrado, the Committee unanimously voted to approve the minutes of the December 11, 2001 meeting as amended.

REPORT OF THE EXECUTIVE DIRECTOR

General Report

ED Russo spoke about the need to develop a data sheet/synopsis form to be completed by potential schools for approval of their home inspection curriculums. However, he noted that this effort could not be finalized until the proposed home inspector regulations were adopted. The DOE will provide the forms to approve private schools to offer the home inspector advisory committee's curriculum.

Outgoing Correspondence

Shing-Fu Hsueh, Ph.D., PE, PP
Water Supply Administration, NJ Department of Environmental Protection
RE: Private Well Testing Act (December 20, 2001 & December 27, 2001)

In his correspondence Mr. Fu Hsueh has suggested that changes be made to the proposed home inspector regulations to include the testing of private potable wells as part of a home inspection. In response to Mr. Fu-Hsueh, the Committee concluded that the inspection and testing of private potable wells falls outside the current scope of practice of a home inspector. In addition, the Committee determined that the customary training and experience of a home inspector focuses on recognition of defects in a building structure, and not the topography, geography or conditions of the soil surrounding the building. Finally, the Committee's response stated that a licensed home inspector who wishes to perform well inspections as an ancillary service to a home inspection and who has been qualified to do so by another agency, may offer this service.

This correspondence was noted for the record.

Ann Freeman, State Apprenticeship Coordinator,
Bureau of Career Preparation/ DOE
RE: Carson/Dunlap Curriculum

A January 3, 2002 reply was sent to Ms. Freeman in response to her inquiry regarding the Committee's rationale for selecting the Carson/Dunlap home inspector training curriculum. In its response the Committee indicated that this curriculum offers the only home inspection program in a modular format and in a manner the Committee desires the course to be delivered. Additionally, this curriculum will provide a consistency in training and will prepare students to take the approved examination required for licensure.

This correspondence was noted for the record.

APPEARANCE BY DEPUTY DIRECTOR ANTHONY MIRAGLIOTTA TO DISCUSS THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (BOARD) PROPOSED REGULATION ALLOWING PROFESSIONAL ENGINEERS TO BECOME LICENSED HOME INSPECTORS

Deputy Director Anthony Miragliotta appeared before the Committee to discuss the Board's proposed regulation at N.J.A.C. 13:40-4.2, which defines the requirements for professional engineers to become licensed as home inspectors.

N.J.A.C. 13:40-4.2 proposes that a licensed professional engineer must document through submission of an application that the engineer possesses the requisite training, education and experience to conduct home inspections specifically related to the following systems and components:

- Structural components;
- Exterior components
- Roofing system;
- Plumbing system;
- Electrical system;
- Heating system;
- Cooling system;
- Interior component system;
- Insulation system;
- Ventilation system;
- Fireplace system;
- Solid fuel burning appliances or systems; and
- Related residential housing component systems.

Once the Board approves the engineer as qualified to perform home inspections, the Board shall refer the engineer's application to the Home Inspection Advisory Committee for issuance of a home inspector license.

On a separate matter, VC Krautler informed Deputy Director Miragliotta that Anne Freeman, State Apprenticeship Coordinator for DOE, has requested assistance in finding qualified instructors to teach the home inspector curriculum. As an inducement to attract more potential instructors, the Committee discussed the issue of offering credit towards the home inspector continuing competency requirements for instructors and raising the hourly compensation rate.

To assist in this regard CM Krautler will request from DOE a list of qualifications for potential instructors as well as provide them with a list of home inspector associations from which to attract potential instructors.

Kevin Salvo, President of the NJ ASHI Chapter, informed the Committee that he will advise the members of his organization and the Pennsylvania ASHI Chapter of the need for qualified instructors by the DOE.

Another issue discussed was finding licensed home inspectors for a apprentice to work under in order to complete the 50 inspections required for an associate home inspector's license. One proposed solution was for the apprentice to pay the licensed home inspector a daily fee to achieve this goal. Mr. Salvo spoke about the Ride Along Mentoring Program (RAMP) utilized in Pennsylvania. Under this program home inspector apprentices ride along with licensed home inspectors to complete their required number of inspections.

Finally, the matter of a school's ability to provide a 50 home inspection apprenticeship for its graduates was discussed. It was suggested that if a school is unable to provide students with an opportunity to complete 50 home inspections, then fewer applicants will enroll in the home inspector program. The Committee was advised that Ann Freeman suggested that licensed home inspectors be required to take on associate home inspectors. However, the Committee noted that there are no statutory provisions to accomplish this suggestion.

ARTICLE OF INTEREST

"Household Mold Lawsuits are Spreading Through the Courts" by: The Star Ledger

This item was noted for the record.

DISCUSSION ON CONTRACTUAL AGREEMENTS BETWEEN REALTORS & HOME INSPECTORS

As directed by the Committee, DAG Albertson contacted the DAG for the Real Estate Commission ("Commission") to ascertain whether there were any potential issues which may need to be resolved regarding the use of indemnification clauses in contracts between realtors and home inspectors. The DAG suggested that any concerns be directed to the Commission for deliberation. The Committee decided to revisit this issue in March/April 2002.

MOVE TO EXECUTIVE SESSION

On a motion by VC Krautler, seconded by CM Fitzpatrick, the Committee unanimously voted to enter into Executive Session for the purpose of reviewing the Executive Session minutes.

RETURN TO PUBLIC SESSION

On a motion made in Executive Session, the Committee returned to Public Session for the purpose of adjourning.

ADJOURNMENT

On a motion by CM Fitzpatrick, seconded by Chairman Corrado, the Committee unanimously voted to adjourn at 1:00pm.

APPROVED BY:

Robert C. Corrado
Chairman

Arthur Russo
Executive Director

Posted March 2002