

## **MINUTES**

Arizona State Board of Technical Registration  
1110 W. Washington Street, Suite 240  
Phoenix, Arizona 85007

### **HOME INSPECTOR RULES AND STANDARDS COMMITTEE**

**September 7, 2017 – 9:30 a.m.**

1. **CALL TO ORDER** – 9:35am
2. **ROLL CALL** David Swartz, Randy West, Peter Leeds, Jason Madison, Andrew Everroad.  
**Staff:** Melissa Cornelius, Patrice Pritzl, Douglas Parlin, Robert Stam, Kurt Winter

3. **CALL TO THE PUBLIC**

No one appeared before the committee.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject June, 2017 minutes.

Mr. West moved and Mr. Leeds seconded to accept the minutes; motion carried.

5. **REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:**

- A. The Hot Mess: an article written by Eckley and Associates

The Committee discussed Mr. Eckley's article and came to the following conclusions: State statutes and Board rules superseded any advice given in the article and Mr. Eckley did not speak for the Board or the HIRSC Committee.

- B. Continuing discussion on verbal/abbreviated home inspection reports (agenda item 5b from February 2017 meeting)

The Committee briefly discussed verbal/abbreviated home inspection reports. No action taken.

- C. Update to changes to EAC Meetings and Assessments (agenda item 5d from June 2017 meeting).

Mr. Parlin reported that the new EAC meetings and assessments format were running smoothly and EAC members reacted positively to the changes. Ms. Cornelius

expressed that she believed the new assessments would provide a clearer record of Board decisions were they challenged in superior court than the old assessments. No action taken.

D. Ways to speed up the applicant approval process and attract more EAC volunteers.

The Committee discussed changing the current fingerprint application process for home inspectors with a fingerprint clearance card process similar to alarm agents. The Committee agreed that reminding EAC home inspector members on a monthly basis to review applications could speed up the application approval process. No action taken.

E. Can a builder deny access to a roof by a home inspector for client.

The committee discussed whether a builder could deny a home inspector access to a roof. Committee members opined that when a builder denies a home inspector access, the home inspector's best action would be making a note of the denial in his home inspection report. No action taken.

6. **DIRECTOR'S REPORT**

Ms. Cornelius reported on home inspector statistics, the agency budget, the new computer system, and the Board Report submitted to the governor's office.

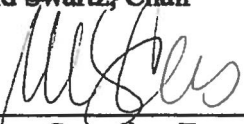
7. **COMMITTEE CHAIRMAN'S REPORT** – Nothing to report

8. **FUTURE AGENDA ITEMS** – Legislative updates. Report Checklist Supplement review.

9. **FUTURE MEETINGS** – November 16, 2017 9:30am

10. **ADJOURNMENT** – 11:01am

  
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David Swartz, Chair

  
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Melissa Cornelius, Executive Director