

Minutes

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

HOME INSPECTOR RULES AND STANDARDS COMMITTEE

September 10, 2015 - 9:30 a.m.

1. **CALL TO ORDER** – 9:30
2. **ROLL CALL** - Committee Members in Attendance: Peter Leeds, David Swartz, and Randy West. Committee Member in Attendance by Teleconference: Douglas Folk. Assistant Attorney General: Michael Raine. Staff: Executive Director Melissa Cornelius, Deputy Director Patrice Pritzl, Enforcement Manager Douglas Parlin, Licensing Manager Michelle Fleming and Communications Specialist Julie Armour.
3. **CALL TO THE PUBLIC** – No members of the public addressed the Committee.
4. **ADOPTION OF MINUTES**
Review, Consideration and Possible Action on the following:
 - A. Approve, modify and/or reject June 9, 2015 minutes.
Mr. West proposed minor changes to the minutes. Mr. West moved to approve the minutes with the recommended modifications. Mr. Leeds seconded the motion. No further discussion; motion carried.
5. **REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:**
 - A. Limited scope home inspections.
Mr. Ed Fifer addressed the Committee about possibly offering limited scope home inspections based on requests from listing agents. Mr. Swartz questioned Mr. Fifer as to which home inspection components would be omitted with the limited scope home inspections. Mr. Fifer explained that doors and windows would be left out in addition to kitchen appliances. Mr. West stated that kitchen appliances are already left out of the standard for home inspections and that he considers doors and windows to be structural. Mr. Leeds explained that the limited scope inspections would likely be the cause of significant liability issues. Mr. Folk recommended Mr. Fifer submit a short summary listing his objectives for the truncated report and what it would include for staff and the Committee to review. Mr. Raine advised the Committee to refrain from providing feedback on that report, as the Committee does not give legal advice to inspectors in that manner. Mr. Swartz explained that there are rules describing what a home inspection is and the Committee would not endorse limited scope home inspections at this time.

Mr. Folk departed the meeting at 10:00am.

B. PennFoster Home Inspector Course Review

Ms. Pritzl provided background information regarding the PennFoster Home Inspector Course. Mr. Leeds raised concerns about the lack of monitoring of this course. Mr. Leeds moved to go into Executive Session. Mr. West seconded the motion. The Committee went into Executive Session at 10:02am in order to receive legal advice from Mr. Raine. The Committee returned to open session at 10:30am. Subsequently, Mr. Swartz explained the existing rules are inadequate to deny an aspiring home inspector who takes this course as a qualification requirement. He suggested deferring action on this item in order to review the rules and address this item at a future date. No further discussion.

C. Brian Cook; Applicant #150686, Review education requirement

Mr. Leeds moved to accept this applicant's education requirement. Mr. West seconded the motion. No further discussion; motion carried.

D. Allen Blaker; Applicant #151527, Review education requirement

Mr. Leeds moved to hold this applicant to the licensing requirements of a new applicant, encompassing the completion of 30 parallel inspections in Arizona, proof of 84 hours of education, and a passing score on the national exam in the last 24 months. Mr. West seconded the motion. No further discussion; motion carried.

E. Home Inspector Report Checklist Supplement

No action taken at this time.

F. Opinion on R4-30-247(A)(6) as to whether home inspections performed in a jurisdiction in which home inspectors are not certified or otherwise regulated qualify for home inspector certification in the State of Arizona.

Mr. Leeds moved to direct staff not to accept offered experience required fax certification from out of state home inspections or home inspectors, because Arizona has no reciprocity or comity. All new home inspector applicants would be required to complete 30 parallel inspections in Arizona, provide proof of 84 hours of education, and must pass the national exam within the last 24 months. Mr. West seconded the motion subject to discussion. Mr. Leeds moved to direct staff to hold all new applicants to meet the standards listed previously in this paragraph. Mr. West seconded the motion. No further discussion; motion carried.

6. **DIRECTOR'S REPORT** – Ms. Cornelius stated that Mr. Leeds did an exceptional job giving testimony and representing the home inspector profession during a formal hearing at the August Board meeting. Additionally, she reported that she is delighted with the work Mr. Swartz has been doing to assist the Board in reviewing the Sunset report, statutes and rules.

Ms. Cornelius informed that there are 544 registered firms and 728 home inspectors, 691 of which are active and 37 of which are delinquent. Ms. Cornelius also reported that this past month, BTR received 11 Home Inspector applications. Five applications were granted, 28 applications are pending and 53 professionals renewed this month.

Ms. Cornelius stated that the agency would like to recruit additional qualified EAC members. Mr. Swartz reported that the next ASHI conference shall be held on October 16th and 17th in Phoenix. Staff may attend the meeting to assist in recruiting efforts.

Ms. Cornelius reported that she will put Mr. West up for reappointment to the Committee at the October Board meeting. Mr. Leeds is approved as a Committee member until 2016 and Mr. Swartz is approved through 2017.

7. **COMMITTEE CHAIRMAN'S REPORT** – Mr. Swartz reported that there was some confusion at the last ASHI meeting regarding the clarification of the standards for home inspections and the inspections of pools and spas. The confusion resulted from adoption date changes due to truncation of the last term in the glossary. The other Committee members have not received any feedback regarding confusion of the updated standards.

8. **FUTURE AGENDA ITEMS**

- Application in Word document format
- Mr. Keith Smith's discussion regarding ITA
- Report checklist supplement
- Rule changes

9. **FUTURE MEETINGS** – Thursday, November 5th at 9:30am

10. **ADJOURNMENT** –11:43 am



David Swartz, Chair



Melissa Cornelius, Executive Director