

Minutes

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

HOME INSPECTOR RULES AND STANDARDS COMMITTEE

June 14, 2016 - 9:30 a.m.

1. **CALL TO ORDER** – 9:35 a.m.
2. **ROLL CALL** – **Committee Members Present:** Douglas Folk, Jason Madison, David Swartz, Peter Leeds. **Not Present:** Randy West. **Staff -** Mellissa Cornelius, Michelle Fleming, and Douglas Parlin.

3. **CALL TO THE PUBLIC**

No members of the public attended the meeting.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject March 29, 2016 minutes.

Mr. Leeds moved and Mr. Swartz seconded to accept minutes but shrink the footer; motion carried.

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

- A. Legislative Update – Ms. Cornelius reported:

- HB2613 – The Bill made geology registration voluntary and created the title “trained geologist.” Discussion of the Bill will take place at the June, 2016 Board Meeting. The AG’s office will provide an official opinion in the coming months.
- SB1119 (Continuation) – The Board’s continuation was accepted and will continue for another eight years.
- SB1422 (Omnibus) – The Bill modified some of the Home Inspector Statutes. Financial assurance is now retroactive to date registration is granted. Committee asked staff whether the language of the new statute is found in the Home Inspector application. Ms. Fleming stated she would incorporate it into future applications.
- SB1256 (Dereg) – The Bill Deregulated drug labs, assayers, and remediation and moved the moneys from the Board to the DEQ for drug lab cleanup. The amount of moneys the Board accumulated and later moved to DEQ is well documented. The Board still regulated Alarm Agents.

- B. Review of A.A.C. R4-30-102, A.A.C. R4-30-247, and A.A.C. R4-30-301.01 to identify possible and necessary future modifications.**

Mr. Swartz argued that the definitions under R4-30-102 should be stricken and new definitions added, particularly those that define peer reviews, peer reviewer, parallel inspection, and parallel inspector.

Mr. Swartz discussed possible changes to A.A.C. R4-30-247 which include corrections for sub-sections C and D. The Committee discussed the requirements for certification for applicant Home Inspectors who practiced and/or are certified in other jurisdictions. The Committee argued for the following changes: Strike sub-section A6; change the date for Board amendments and editions in subsection B; strike the ASHI website out of subsection B; and strike subsection F.

R4-30-301.01

The Committee discussed narrowing the information found in subsection B1 by indicating the prohibition is related to the scope of the home inspection only. Committee discussed the possible additions of subsections B4 and B5 and scheduled the changes for discussion in the next meeting.

- C. Review of standard disciplinary consent agreement language regarding peer reviews for home inspectors.**

The Committee discussed the language needed to specify that the Respondent will not own the job in which a parallel inspection is required and shall write a mock report to be reviewed by the peer reviewer. Committee wanted language added to specify the minimum standards needed to be a peer reviewer. Examples discussed included Registrant's standing with Board, a minimum of five years' experience, and 250 jobs completed.

- D. Allied Schools' Professional Home Inspection Program and whether the education it provides to home inspector applicants meets the standards required in A.A.C. R4-30-247.**

Committee suggested to Staff to review applicant educational backgrounds to look for red flags in regards to deficiencies in minimum education standards.

- E. AHIT Corporate Restructuring**

Committee was informed of AHIT corporate restructuring.

F. Substantive Review of Pending Applications for Home Inspection Certification

Committee discussed why some EAC members lacked commitment to their position and if there were possible solutions. The Committee discussed training parallel reviewers.

Pending applications were distributed amongst Committee members for later review. Mr. Leeds suggested sending work to EAC committee member volunteers.

6. DIRECTOR'S REPORT – Ms. Cornelius reported:

The office planned to hire a Communications Specialist; there were no issues with the budget; the office's new computer system is on schedule and Ms. Cornelius and staff meet three days a week to discuss the system with the vendor, GL Solutions.

Statistics reported to Committee: (729 active, 48 delinquent, 14 complaints, 14 applications last month, 34 in process, 54 renewals last month, 476 firm applications).

7. COMMITTEE CHAIRMAN'S REPORT

Nothing to report

8. FUTURE AGENDA ITEMS

The Committee wished to draft new rules to be docketed before the Governor.

9. FUTURE MEETINGS

September 8, 2016

10. ADJOURNMENT – 11:47 a.m.



David Swartz, Chair



Melissa Cornelius, Executive Director