

DRAFT Minutes of the North Carolina Home Inspector Licensure Board

October 10, 2025

The regular meeting of the North Carolina Home Inspector Licensure Board (“Board”) was held 9:00 AM on Friday, October 10, 2025, in person at 1429 Rock Quarry Rd. Suite 105, Raleigh, NC 27699 and by video teleconference via Webex.

The following members of the Board were present at location:

Chairman David Price David Dye Chad Abbott Steve Fuster

The following members of the Board were present via Webex:

Connie Corey

D. Aruthur Hall, Derek Johnson, and Rob Roegner were absent.

Gina M. Von Oehsen Cleary from the North Carolina Department of Justice, Attorney General’s Office, was present at location and served as counsel for the Board.

Kyle Heuser, Assistant General Counsel from North Carolina Office of the State Fire Marshal was present at location.

The following staff members from the North Carolina Office of the State Fire Marshal, Engineering Division were present at location:

Bonnie Bentley Jeff Griffin Beth Williams

Rodney Daughtry Sarah Barcenas

The following staff members from the North Carolina Office of the State Fire Marshal, Engineering Division were present via Webex:

Rich Hall Katherine Vincent Wilson Fausel

The following members of the public were present via Webex:

Pam Melton	Jason FCHI	Dominic Simon
Lee Langston	Eric Coates	Cass
Sandy	April Gregory, Esq.	Jason
James Kellogg	Gregory Enterprises	Inspector Nation
Ken Brittain		

Introduction

Chairman David Price called the meeting to order and provided opening remarks. Chairman Price read the Ethics Awareness and Conflict of Interest reminder. The N.C. State Ethics Commission finds that Board members who are Home Inspectors, because they serve on the Board that certifies them, should exercise appropriate caution in the performance of their public duties should issues involving their licenses or that of any of their employees come before the Board. This would include recusing themselves to the extent that their interests would influence or could reasonably appear to influence their actions. No conflicts were noted. Chairman Price welcomed new Board member Steve Fuster.

Approval of Minutes

David Dye moved to approve the July 11, 2025, regular meeting minutes. Chad Abbott seconded the motion. Motion carried.

Staff Report

Beth Williams shared activity statistics for FY 2025-2026 1st quarter on the table below. Williams stated that licenses and applications are following the industry trend.

HILB	Total FY 2023-2024	Total FY 2024-2025	1st QTR Jul - Sep	2nd QTR Oct - Dec	3rd QTR Jan - Mar	4th QTR Apr - Jun	Total FY 2024-2025
Licensees	1,993	1,930	1,570				1,570
Applications	342	319	92				92
Pre-Licensing	300	247	75				75
Military/Spouses	90	68	24				24
Criminal History	37	35	6				6
Exam eligibilities	390	319	92				92
Exams taken	403	318	119				119
Exams passed	252	215	73				73
Licenses issued	242	215	26				26
Complaints	50	55	13				13
Disciplinary actions	16	21	6				6

Committee Reports

Application Evaluation Committee

Chairman Price reported the Application Evaluation Committee met on September 30, 2025, and October 6, 2025, via Webex.

Dye moved to approve the following 7 applicants to sit for the licensure exam. Abbott seconded the motion. Motion carried.

1. Arthur Hays
2. Michael Skandera
3. Anthony Hendrix
4. Aubrey Averitte
5. Aleksander Allen
6. Franklin Sorrells
7. Carter Fox

Dye moved to approve applicant Logan Thilker who sought pre-determination for permission to sit for the exam upon successful completion of the pre-licensing courses. Abbott seconded the motion. Motion carried.

Dye moved to deny Christopher Williamson, Robert Biller, and Brandon Nix to sit for the state exam without obtaining the pre-licensing courses and certificates. Abbott seconded the motion. Motion carried.

Education and Examination Committee

Rodney Daughtry reported that a joint Committee meeting was held on September 29, 2025, via Webex.

Dye moved to approve the FY 2025-2026 Purpose and Scope of the Direction Statement to be the mandated update course for licensure year 2025-2026. Abbott seconded the motion. Motion carried.

Daughtry shared the Train the Trainer Update Course will be held November 11, 2025, from 11:00 AM – 4 PM.

Dye moved to approve the subject and name for the mandatory update course for the FY 2026-2027 to be Introduction to Pre-Drywall Inspections. Abbott seconded the motion. The motion carried.

Examination Committee

Rich Hall shared updates on the Question Mark exam proctoring third party program going live November 1, 2025.

Finance Committee

Abbott provided the update on the revenues, expenditures, and fund balance for the fiscal year as set forth in the following tables and stated the Board is financially in a good position. Abbott noted that Expenditures are higher in September due to renewals. Williams reported that the July Expenditures were low due to the Controller's Office not processing the pay for employees hired through Temp Solutions.

Type	Unit	Count	Total
Application	\$35.00	62	\$2,170.00
Exam	\$80.00	113	\$9,040.00
License Issue	\$160.00	31	\$4,960.00
Renewal	\$160.00	1466	\$234,560.00
Late	\$30.00	18	\$540.00
<u>Licensing Sub-total</u>			\$251,270.00
Course Approval	\$150.00	9	\$1,350.00
Course Renewal	\$75.00	141	\$10,575.00
Per Student Fee	\$5.00	19038	\$95,190.00
<u>Education Sub-total</u>			\$107,115.00
Grand Total			\$358,385.00

Month	Expenditures	Revenues	Fund Balance
July	\$29,822.97	\$41,369.42	\$2,556,287.59
August	\$45,188.00	\$85,620.00	\$2,596,716.59
September	\$42,942.17	\$185,795.00	\$2,739,572.42

Legislative Committee

Chairman Price reported the Committee did not meet.

Standards of Practice Committee

Dye reported the SOP Committee met on September 29, 2025.

Kyle Heuser reported that he will need the full board to vote on rules that are necessary and/or unnecessary during the April 2026 regular Board meeting. Moving forward Heuser and Cleary will sit down with staff to review rules and bring back to the appropriate committees, then to the full Board for any recommendations. Heuser explained the process for rules review.

Pre-Drywall Advisory Committee

Dye reported that the Advisory Committee has completed the draft SOP for pre-drywall inspections and shared with the SOP Committee. The SOP Committee made a motion to move the pre-drywall SOP forward to the Rules Review **Committee** for approval. Dye made a motion that Heuser and Cleary review the pre-drywall SOP prior to submitting it to the Rules Review **Commission**. Corey seconded the motion. Motion carried.

Dye and Chairman Price thanked everyone for work on the development of a pre-drywall SOP.

Investigation Review Committee

Dye reported the Investigation Review Committee met on August 26, 2025, and October 6, 2025, and reviewed the following cases.

Dye moved to resolve case **1085 Case #4119 (Troyer)- Whittington** with a consent agreement. Corey seconded the motion. Motion carried.

Dye moved to resolve case **1091 Eyermann #1383 (Ulrich)- Bentley** with a consent agreement. Corey seconded the motion. Motion carried.

Dye moved to issue a letter of caution to **1105 Burns #4598 (Donahue) -Lenoir**. Corey seconded the motion. Motion carried.

Dismiss

- **1088 Story #4192 (Price) – Griffin**
- **1090 James #3793 (Thomas) – Whittington**
- **1096 Neill #3557 (Credle) – Bentley**
- **1097 Crews #1267 (Lotz) – Griffin**
- **1100 Holden #3048 (Trinkle) – Whittington**
- **1101 Brown #5618 (Dralean) – Griffin**

Dye moved to dismiss the following matters: **1088 Story, 1090 James, 1096 Neill, 1097 Crews 1100 Holden, and 1101 Brown**. Corey seconded the motion. Motion carried.

Block Renewal and Close Case

- **1057 Folkes #5794 (Holder) – Bentley**
- **1061 Ange #4275 (Ford) – Griffin**
- **1082 McMillan #1407 (Pulgini) – Whittington**

Dye moved to block renewal and close case **1057** Folkes. Abbott seconded the motion. Motion carried.

Dye moved to block renewal and close case **1061** Ange. Corey seconded the motion. Motion carried.

Dye moved to block renewal and close case **1407** McMillan. Corey seconded the motion. Motion carried.

Pre-Drywall Advisory Committee

Dye reported the Committee did not meet.

Public Comment

Chairman Price reviewed the guidelines for making a public comment before opening the floor.

No Public Comment

Unfinished Business

William Fausel reported on the Home Inspector Review Process.

Heuser reviewed exam pricing for QustionMark (QM). Attorneys and Board members discussed the process of receiving invoices and/or receivables from QM and setting a price for the exam. Heuser stated **N.C. Gen. Stat. §143-151.57 Fees** binds the Board at a maximum of \$80 for an exam fee.

Dye moved the exam fee for QustionMark (QM) will be set at \$80. Steve Fuster seconded the motion. Motion carried.

Rich Hall reported on the progress of the eBook process. Board members, attorneys, and staff discussed the process of reviewing the content of the eBook.

Chairman Price reviewed the following list of strategic priorities from last year's strategic planning session:

Strategic Planning goals

- Strategic Priority 1: Standardizing Summary to Improve Customer Trust
- Strategic Priority 2: Reducing Complaints by 10% Over Four Years

- Strategic Priority 3: Developing Pre-Drywall Inspection Standards
- Strategic Priority 4: Modernizing the Licensing and Application Process.
- Strategic Priority 5: Adopt and Integrate Emerging Technologies in Inspections

Board members discussed hosting another Strategic Planning Session for 2026. Dye would like a draft presented by next Board meeting including date, location, and outline of what is to be included. Dye moved to form an Advisory Committee with Beth Williams as administrator with volunteers which include Chairman Price and Dye. Corey seconded the motion. Motion carried.

Board members discussed standardizing a summary page for home inspection reports. Chairman Price moved to have the SOP Committee review standardizing a summary page for home inspection reports. Corey seconded the motion. Motion carried.

New Business

Chairman Price reviewed the following dates for the upcoming year's NCHILB Board meetings.

- January 9, 2026, 9:00 AM - 12:00 PM
- April 3, 2026, 9:00 AM - 12:00 PM
- July 10, 2026, 9:00 AM - 12:00 PM
- October 9, 2026, 9:00 AM - 12:00 PM

April 3, 2025, will be amended as it is a holiday.

Heuser would like Board input of rule **11 NCAC 08.1116 (h) Code of Ethics** as a question was brought forward by the public.

Cleary entertained a motion for closed session per **N.C. Gen. Stat. §143-318-11.8 (3) Closed Sessions** for discussion. Chairman Price so moved. Motion was tabled.

Dye drafted a letter to be sent out on the list serve to all NC home inspectors. Dye moved to have attorneys review draft, finalize, and to then send out on the list serve. Chairman Price seconded the motion. Motion carried.

Cleary entertained a motion for closed session per **N.C. Gen. Stat. §143-318-11.8 (3) Closed Sessions**. Chairman Price so moved. Dye seconded the motion. Motion carried.

Chairman Price moved to authorize legal counsel to prepare and file an application with the appropriate court seeking to enjoin HomeCloud, Inc. and its employees from performing home inspections for compensation in North Carolina without a license issued by the Board pursuant to the authority set forth in **N.C. Gen. Stat. §143-151.60**. Dye seconded the motion. Motion carried.

Dye moved to assign Board member Fuster to the Investigation Review Committee and the Application Evaluation Committee. Abbott seconded the motion. Motion carried.

Adjournment

Chairman Price moved to adjourn. Dye seconded the motion. Motion carried.

Sincerely,

A handwritten signature in black ink, reading "Robert B. Price". The signature is written in a cursive style with a large, stylized "R" and "P".

Secretary, N.C. Home Inspector Licensure Board

DRAFT