

## **NCHILB Standards of Practice Committee Meeting Minutes**

The **Standards of Practice (“SOP”) Committee** meeting was held at 2:00 PM on Monday, June 30, 2025, by Webex.

The following members of the committee were present:  
Chairman David Price, Connie Corey, Chad Abbott and Derrick Johnson.

The following members of N.C. Office of State Fire Marshal (“NCOSFM”), Engineering Division staff members were present: Beth Williams, Sam Whittington, Jeff Griffin.

Gina M. Von Oehsen Cleary (NCDOJ), Board legal counsel attended. Kyle Heuser (NCOSFM) legal counsel attended.

Chair Price called the meeting to order and welcomed visitors. Beth Williams called the roll.

### **2. Ethics and Conflict of Interest**

Chair Price reminded all committee members of the State Government Ethics Act provisions to avoid conflicts of interest and that the State Ethics Commission has determined that licensed home inspectors who serve on the Board that licenses them have the potential for conflict of interest. There were no conflicts identified.

### **3. Crawl space access – HILB reports**

- Proposed changed to 11 NCAC 08 .1106 had previously been approved by the Board.
- Cleary and Heuser will meet to discuss how to move forward and share update at the next Board meeting per Chair Price’s request.

### **4. Pre-Drywall Committee**

- Sam Whittington shared a list of recommendations.
- Highlights were that no additional certification or separate licensure was recommended for Home Inspectors to perform pre-drywall inspections.
- The subcommittee recommends additional training on pre-drywall prior to doing these type of inspections. A suggestion was made for a 2026 mandatory update course to include guidelines from the Board.
- Board to pursue a statute change to remove the photocopies requirement if a Home Inspector cites a NC Building Code. See N.C. Gen.Statute § 143-151.58(a2). The subcommittee recommends a change from photocopies to a link or other reference to the applicable code. <https://www.ncosfm.gov/codes/codes-current-and-past>
- Sam presented the proposed Draft Pre-drywall SOP.

Connie Corey made a motion to move these recommendations forward to the full Board. Motion seconded by Derrick Johnson. Motion carried.

Corey made a motion to refer the suggested change to N.C. Gen. Stat. § 143-151.58(a2) to the Legislative Committee. Motion seconded by Chad Abott. Motion carried.

Beth Williams will add the subcommittee's suggestion for change to N.C. Gen. Stat. § 143-151.58(a2) to the Legislative Committee agenda and presentation for further discussion currently scheduled on July 7, 2025.

#### **5. Designate Rule Making Co-coordinator**

Kyle Heuser stated Joseph Starling is willing to serve as the new Rule Making Co-coordinator. Corey made a motion to approve removing Mike Hejduk as the Rule Making Co-coordinator and with Joseph Starling serving in the vacancy as the new Rule Making Co-coordinator. Motion seconded by Chad Abbott. Motion carried.

#### **6. Public Comment**

There were no public comments.

#### **7. Strategic Planning Update**

Chair Price shared the Strategic Planning Session Report and the six priorities that were developed during the Strategic Planning Session on October 10, 2024.

- 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

#### **8. Adjournment**

Chad Abbott made a motion to adjourn the meeting. Motion seconded by Derrick Johnson. Motion carried. Meeting adjourned.