

# **DRAFT Minutes of the North Carolina Home Inspector Licensure Board**

**January 9, 2026**

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   Connie Corey   Steve Fuster  
Derek Johnson            Rob Roegner

The following members of the Board were present via Webex:

Chad Abbott   D. Aruthur Hall

Gina M. Von Oehsen Cleary, Denise Stanford, and Nathan Childs from the North Carolina Department of Justice, Attorney General’s Office, were 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:

Joeseh Starling            Jeff Griffin            Beth Williams            Sam Whittington  
Rodney Daughtry        Sarah Barcenas        Bonnie Bentley

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            Jeff Johnson  
Jay Daunoy

The following members of the public were present via Webex:

Pam Melton                            Suzanne Sweeney            Frank Keefer  
Wilson                                    Eric Coates                    Cass  
Jack                                        April Gregory, Esq.            Ken Brittain  
Bonnie Gregory/Gregory Enterprises Inspector Nation

## 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. Board member David Dye recused himself from deliberation relating to an IRC complaint.

## Approval of Minutes

Dye moved to approve the October 10, 2025, regular meeting minutes. Connie Corey seconded the motion. Motion carried.

## Staff Report

Joseph Starling shared activity statistics for FY 2025-2026 2nd quarter on the table below. Starling 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 2025-2026
Licensees	1,993	1,930	1570	1,774			1,774
Applications	342	319	92	78			170
Pre-Licensing	300	247	75	64			139
Military/Spouses	90	68	24	15			39
Criminal History	37	35	6	6			12
Exam eligibilities	390	319	92	78			170
Exams taken	403	318	119	95			214
Exams passed	252	215	73	52			125
Licenses issued	242	215	26	81			107
Complaints	50	55	13	20			33
Disciplinary actions	16	21	6	2			8

## Committee Reports

### Application Evaluation Committee

Chairman Price reported the Application Evaluation Committee met on December 16, 2025.

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

1. Daniel Robinson
2. Brandon Sinnamon
3. David Barbee
4. Jason Bornman
5. Christopher Dargan
6. Justin Hatch
7. Keil Twiford

Dye moved to deny Paul Golub to sit for the state exam without obtaining the pre-licensing courses and certificates. Roegner seconded the motion. Motion carried.

Dye moved to deny Curtis Blackwell to sit for the state exam. Roegner seconded the motion. Motion carried.

### **Education and Examination Committee**

Derek Johnson reported a joint Education and Examination Committee met on December 16, 2025.

Rodney Daughtry reported that the Train the Trainer class was given. Daughtry reported that an RFP has been published and open for bid.

Rich Hall reported that the home inspector exam is up and running through QUEST. Hall proposed to have quarterly home inspector SME meetings and requested 70 thousand per year to hold the meetings.

Johnson made a motion to allocate 7 seventy thousand (\$70,000) per year for 2026 and 2027 for SME meetings in person. Price seconded the motion. Motion carried.

### **Finance Committee**

Abbott provided the update on the revenues, expenditures, and fund balance for the fiscal year as set forth in the following tables.

Type	Unit	Count	Total
Application	\$35.00	69	\$2,415.00
Exam	\$80.00	61	\$4,880.00
License Issue	\$160.00	77	\$12,320.00
Renewal	\$160.00	223	\$35,680.00
Late	\$30.00	220	\$6,600.00
<u>Licensing Sub-total</u>			\$61,895.00
Course Approval	\$150.00	13	\$1,950.00
Course Renewal	\$75.00	118	\$8,850.00
Per Student Fee	\$5.00	1776	\$8,880.00
<u>Education Sub-total</u>			\$19,680.00
<b>Grand Total</b>			<b>\$81,575.00</b>

Month	Expenditures	Revenues	Fund Balance
October	\$40,396.83	\$79,725.00	\$2,808,930.59
November	\$43,922.81	\$12,115.00	\$2,777,122.78
December	\$46,269.78	\$8,385.00	\$2,737,238.00

### Legislative Committee

Chairman Price reported the Committee did not meet.

### Standards of Practice Committee

Dye reported the SOP Committee did not meet.

Kyle Heuser reported rules will be reviewed under Ongoing Business.

Dye made a motion to approve a reminder letter to go to all licensees through the distribution list. Johnson seconded the motion. Motion carried.

## **Investigation Review Committee**

Roegner reported the Investigation Review Committee met on November 21, 2025, and January 7, 2026, and reviewed the following cases.

Roegner made a motion that case **1099** against **Hammond** be sent to hearing by the Board and that staff be directed to set a date and provide notice to Hammond. Chairman Price seconded the motion. Motion carried.

Roegner made a motion to resolve case **1065** against **Galop** with a consent agreement. Dye seconded the motion. Motion carried.

Roegner made a motion to resolve case **1074** against **Steelman** with a consent agreement. Johnson seconded the motion. Motion carried.

Roegner made a motion to resolve case **1094** against **Gardner** with a consent agreement. Dye seconded the motion. Motion carried.

Roegner made a motion to resolve case **1095** against **Henriquez** with a consent agreement. Johnson seconded the motion. Motion carried.

Roegner made a motion to resolve case **1098** against **Rominger** with a consent agreement. Dye seconded the motion. Motion carried.

Roegner made a motion to resolve case **1104** against **Lowe** with a consent agreement. Johnson seconded the motion. Motion carried.

Roegner made a motion to dismiss cases **1115 Young, 1117 Haiss, and 1120 Michael** with Letters of Caution. Dye seconded the motion. Motion carried.

Roegner made a motion to dismiss cases **1102 Batson, 1103 Gibbs, 1108 Wallace, 1109 Shabazz, 1110 Gawron, 1111 Eldredge, 1112 Morrison, 1113 Ellis, 1114 Johns, and 1121 Carpenter**. Dye seconded the motion. Motion carried.

Roegner made a motion to block renewal and close cases **1107 Webster and 1123 McCormac**. Chairman Price seconded the motion. Board defined that the people listed are no longer licensed. Motion carried.

Roegner made a motion that \$5,000 (Five Thousand Dollars) be allocated for training which is to include pre-licensing courses to OSFM staff member Jeff Johnson. Dye seconded the motion. Dye and Sam Whittington reported the reasoning is due to high case load and more help is needed. Motion carried.

## **Pre-Drywall Advisory Committee**

Whittington reported that the Pre-drywall committee has turned its recommendation over to the SOP Committee.

Hueser reported that the rules will be reviewed under Ongoing Business.

## **Ongoing Business**

William Fausel presented and reviewed the final report for the home inspection review process. Board members and staff discussed the reporting process.

Dye made a motion to add a reminder to the Guidance letter that §143.151.58 must be listed as is and in its entirety in a home inspection report and may not be modified. Chairman Price seconded the motion. Dye noted that the addition be added to reminder letter to be sent out to the licensees. Motion carried.

Hueser presented the following new rule for 11 NCAC 08.1006 INSURANCE REQUIREMENTS

(c) Each licensed home inspector shall annually submit, during the month of January, a certificate of insurance evidencing the general liability insurance required by §143.151.58(b) and Paragraph (a) of this Rule. The Board shall be listed as the certificate holder on the certificate of insurance. Failure to timely submit the required certificate of insurance shall constitute grounds for disciplinary action.

Dye asked that the feedback go through the SOP Committee before being sent to licensees.

Dye noted that the rule be effective January 2027. Hueser noted that the rule must first go through rules review commission.

Chairman Price made a motion direct staff to submit rule 11 NCAC 08.1006 INSURANCE REQUIREMENTS (c) as written to the Rules Review Commission. Roegner seconded the motion. Board members, staff, legal, and public discussed notice of rule to public. Motion carried.

Hueser shared additions to definitions in rule 11 NCAC 08. 1101 DEFINITIONS (12) “Finishes” means ceilings and wall coverings such as drywall, paneling, or drop ceiling panels and (26) “Pre-drywall inspections” means a limited home inspection primarily performed prior to concealment by insulation and finishes (open cavity) on homes under construction involving two or more systems, pursuant to G.S. 143-151.45

Chairman Price made a motion to move 11 NCAC 08.1101 DEFINITIONS amendments forward. Roegner seconded the motion. Motion carried.

Hueser shared the following revision of rule 11 NCAC 08.1106 STRUCTURAL COMPONENTS (c)(3) Report access location to underfloor crawl spaces and attics, whether under floor crawl spaces and attics are fully accessible or if specific areas are not accessible, and the methods used to inspect underfloor crawl spaces and attics; and

Chairman Price made a motion to amend rule 11 NCAC 08.1106 STRUCTURAL COMPONENTS as stated above. Dye seconded the motion. Motion carried.

Hueser shared the following new rule 11 NCAC 08. 1117 PRE-DRYWALL INSPECTION with the following amendment to (e) The home inspector shall describe systems and components listed in Paragraph (d) at the time of the pre-drywall inspection. The home inspector shall identify any system of component that is not completely installed at the time of the pre-drywall inspection and describe the system or component in sufficient detail to explain the extent of installation remaining to be completed.

Chairman Price made a motion to adopt new rule 11 NCAC 08. 1117 PRE-DRYWALL INSPECTION along with amendment. Dye seconded the motion. Motion carried.

Hueser shared the following amendment to rule 11 NCAC 08. 1204 INVESTIGATION (b)(f) of this Section shall be ~~mailed~~ transmitted to the home inspector.

Chairman Price made a motion to amend rule 11 NCAC 08.1204 as stated above. Roegner seconded the motion. Motion carried.

### **New Business**

Heuser presented CRC (Criminal Records Check) information, introducing Stan Thompson a representative for CRC.

Heuser, Board members, staff and representative discussed using CRC as a suggestion on the HILB webpage.

Dye made a motion to move forward with review and signing of contracts with CRC to obtain a link to provide as a suggestion on the NCHILB webpage. Chairman Price seconded the motion. The motion carried.

Dye made a motion that every applicant must submit a national background check when applying for home inspector licensure; with a potential go live date in July. Roegner seconded the motion. Motion carried.

Dye made a motion to table the discussion of CRC monitoring of all active licensed home inspectors and any arrests that may occur in which CRC would charge \$5.00 per record to the Board. Dye referred further discussion to the Application Evaluation Committee to review a recommendation on the subject. Chairman Price seconded the motion. The motion carried.

Dye, Gina M. Von Oehsen Cleary, and staff discussed IRC Committee assignments. Chairman Price placed Steve Fuster on the IRC committee and made Dye chair of the IRC Committee; Arthur Hall was rotated off the IRC as to be able to keep a quorum for the committee. Hall will remain on the Education and Exam Committees.

Chairman Price presented potential venues for the 2026 Strategic Planning Session. Board members and staff discussed options presented.

Chairman Price made a motion to hold the 2026 Strategic Planning Session in Greenville, NC from July 8 through July 10. Corey seconded the motion. Motion carried.

Starling presented an email asking if the NC Home Inspector Licensure Board would like to be represented at the Fayetteville Technical College education series Consumer Confidence 101: Your Guide to Home Buying on Tuesday, January 27, 2026. Dye stated he will attend the conference with a staff member to represent the Board.

## **Public Comment**

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

Dye recused and removed himself from the meeting.

Suzanne Sweeney stated her concerns with the Home Inspector Licensure Board and her personal experience with a home inspection and the outcome from the investigation review on her complaint.

Chairman Price stated that the process will be reviewed in the IRC Committee. Cleary stated she was sorry that Sweeney was disappointed in the outcome of her complaint, but emphasized that it was fully investigated and concluded. She thanked Sweeney for her comment and presenting her concerns to the Board.

Eric Coates presented the hypothetical in public comment: what if a licensee does not agree to being monitored from CRC, and what would be the recourse? And, can sponsors still receive a list of applicants signed up to take the exam to advertise?

Hueser, Hall, Starling, and Chairman Price noted further discussion will be needed on questions presented and in their respective Committees.

Cleary entertained a motion for closed session authorized through **N.C. Gen. Stat. §§143-318.11(a)(1), 143-318.11(a)(3) and 132-1.1(a)** to consult with attorneys employed at the NCDOJ and retained by HILB in order to preserve the attorney-client privilege between the attorneys and Board, which privilege is hereby acknowledged and as it relates to a pending litigation matter in wake county superior court captioned as NCHILB v. HomeCloud et al and where attendance to

this portion of the closed session will be limited to those persons within the attorney-client privilege. Roegner moved. Corey seconded the motion. Motion carried.

Cleary entertained a motion for closed session unrelated to pending litigation authorized through **N.C. Gen. Stat. §§ 143-318.11(a)(1) and 143-318.11(a)(3) and 132-1.1(a)** to prevent the disclosure of information that is privilege or confidential, to consult with lawyers from NCDOJ as attorneys for the Board in order to preserve the attorney-client privilege, which privilege is hereby acknowledged, and to discuss information and materials that are not public records within the meaning of Chapter 132 of the general statutes and which are exempt from open meetings pursuant to N.C. Gen. Stat. § 143-318.18(6). Roegner moved. Corey seconded the motion. Motion carried.

Closed sessions were held from 11:31 AM to 1:35 PM.

### **Unfinished Business**

**Board resumed in open session at 1:35pm.**

### **Unfinished Business**

Chairman Price made a motion to reduce the home inspector state exam questions to 150 with a time limit of 3 hours. Roegner seconded the motion. The motion carried.

### **Adjournment**

Chairman Price made a motion to adjourn. Corey seconded the motion. The motion carried.

Sincerely,

Secretary, N.C. Home Inspector Licensure Board