

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 **Deniese Stanford and Nathan Childs** 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:

Joesph Starling Jeff Griffin Beth Williams Sam Whittington
Rodney Daughtry Sarah Barcenas Bonnie Bentley **Jay Da**

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. Board member David Dye recused himself for an **IRC complaint decision**.

Approval of Minutes

David 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. Rob 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 an RFP

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 70 thousand per year for 2026 and 2027 for SME meetings in person. Dye 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
Grand Total			\$81,575.00

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.

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

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

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

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

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

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

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

Rogner 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 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 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 that §143.151.58 must be listed in a home inspection report and may not be mortified to the **Dear Licensee letter. Chairman Price seconded the motion. Dye noted that the addition be added to the approved draft.** Motion carried.

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

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 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

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 QuestionMark (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 QuestionMark (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 that reads "Robert B. Pagan". The signature is written in a cursive style with a large, prominent initial "R".

Secretary, N.C. Home Inspector Licensure Board