

# DRAFT Minutes of the North Carolina Home Inspector Licensure Board

**April 10, 2026**

The regular meeting of the North Carolina Home Inspector Licensure Board (“Board”) was held 9:00 AM on Friday, April 10, 2026, 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
Derrick Johnson	Rob Roegner	D. Aruthur Hall	

The following members of the Board were present via Webex:

Chad Abbott

Gina M. Von Oehsen Cleary, Daniel Gamer, and Nick Sorensen from the North Carolina Department of Justice, Attorney General’s Office, were present at location serving 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:

Jeff Griffin	Beth Williams	Sam Whittington	Terri Tart
Sarah Shannon	Bonnie Bentley	Jeff Johnson	

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

Rich Hall      Katherine Vincent      Jay Daunoy      Joesph Starling

The following members of the public were present via Webex:

Pam Melton	Frank Keefer	Natalie Spinella
Eric Coates	Cass	April Gregory, Esq.
Bonnie Gregory	Alaina Love.	

## **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 NC 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.

Chairman David Price recused himself relating to an application evaluation applicant, Jacob Lockhart.

No other conflicts noted.

### Approval of Minutes

Corey moved to approve January 9, 2026, regular meeting minutes. Johnson seconded the motion. Motion carried.

### Staff Report

Beth Williams shared activity statistics for FY 2025-2026 3rd 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 2025-2026
Licensees	1,993	1,930	1570	1,774	1,826		1,826
Applications	342	319	92	78	62		232
Pre-Licensing	300	247	75	64	60		199
Military/Spouses	90	68	24	15	13		52
Criminal History	37	35	6	6	5		17
Exam eligibilities	390	319	92	78	62		232
Exams taken	403	318	119	95	67		281
Exams passed	252	215	73	52	41		166
Licenses issued	242	215	26	81	44		151
Complaints	50	55	13	20	20		53
Disciplinary actions	16	21	6	2	6		14

Rob Roegner congratulated Terri Tart on her promotion as Program Accreditation Manager

### Committee Reports

#### Application Evaluation Committee

Chairman Price reported the Application Evaluation Committee met on March 31, 2026.

Chairman Price moved to approve the following 6 applicants to sit for the licensure exam. Corey seconded the motion. Motion carried.

1. Paul Golub
2. Eric Johnson
3. Eli Wayne
4. Brian Landsperger
5. Jason Hewitt
6. Jon Renas

Chairman Price recused himself from the decision of Applicant, Jacob Lockhart.

Dye made a motion to approve the applicant Jacob Lockhart to sit for the licensure exam. Corey seconded the motion. Chairman Price having recused himself did not vote on Applicant, Jacob Lockhart. Motion carried.

Chairman Price made a motion to approve Joe Diore for pre-determination to take the Board approved pre-licensing courses and upon completion of the courses, he is entitled to sit for the exam. Corey seconded the motion. Motion carried.

### **Education Committee**

Derrick Johnson reported the Committee met on March 10, 2026. Johnson reported a request for purchase was awarded to Gregory Enterprises

### **Education and Examination Joint Committee Meeting**

Johnson reported on the Education, and the Examination Joint Committee meeting was held on April 1, 2026.

Johnson reported that Jeff Griffin updated the content of the Board's ethics course, and the hours were reduced from 4 hours to 2 hours. In addition, case studies are included.

It was noted that a public attendee, Eric Coates, wanted to speak before any motions were made.

Chairman Price reviewed the guidelines for making public comment before opening the floor. Eric Coates then indicated that he declined any public comment but would comment in upcoming Education Committee meetings.

Chairman Price made a motion to approve the Education Committee's recommendation to the full Board that the Ethics course presented on April 1, 2026, be approved as a Board sponsored course without any changes. Roegner seconded the motion. Motion carried.

Chairman Price made a motion to approve the 2-hour continuing education Ethics course to be taught (without changes) by approved education sponsors. Johnson seconded the motion. Motion carried.

Johnson reported additional discussion and action may be needed by the Education Committee to address ongoing issues including but not limited to:

- Establish requirements for new licensed Home Inspectors who are qualified by other means and not required to take pre-licensing courses may be required to attend the Ethics course.
- Embed Ethics training within current mandatory CE courses.
- Determine the frequency for inspectors to take the Ethics course to ensure information is understood and advise on changes to 11 NCAC 08 .1116. (perhaps every 4-5 years as part of the mandatory update).
- Online, in-person, and or hybrid learning options for course delivery.
- Explore in-house options including but not limited to online, in-person, archived recording in order to provide the course in terms of a consent agreement. Home Inspectors attending the course to meet consent agreement requirements will not receive CE credit. This course will be offered at no cost to home inspectors.
- Determine number of course offerings through education providers.

### Exam Committee

Rich Hall reported the following tables for a Questionmark update:

### QuestionMark update

- Tests Taken

Jan	Feb	Mar	Apr
13	29	28	4

- Average Tests per Day

Sun	Mon	Tue	Wed	Thu	Fri	Sat
4%	19%	15%	9%	9%	24%	20%

- Successful Test Administrations

Jan	Feb	Mar	Apr
67%	83%	93%	100%

Rich Hall reported the following:

- Quarterly Home Inspector Subject Matter Expert Meetings took place on 3/23 – 3/26
- Filled in the Author Outline

- Categorized all HILB test items
- Created new HILB test items
- Committee appreciated David Dye’s visit
- Determining future dates

Dye thanked subject matter experts for the work they are contributing.

### Finance Committee

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

Finance (FY 3<sup>RD</sup> QTR YTD)

Type	Unit	Count	Total
Application	\$35.00	61	\$2,135.00
)Exam Fees (QM)	\$75.00	77	\$3,683.00
License Issue	\$160.00	50	\$8,000.00
Renewal	\$160.00	19	\$3,040.00
Late	\$30.00	12	\$360.00
<b>Licensing Sub-total</b>			\$17,218.00
Course Approval	\$150.00	15	\$2,250.00
Course Renewal	\$75.00	52	\$3,900.00
Per Student Fee	\$20.00	658	\$13,160.00
<b>Education Sub-total</b>			\$19,310.00
<b>Grand Total</b>			\$36,528.00

Month	Expenditures	Revenues	Cash Balance
January	\$ 35,210.15	\$ 10,790.00	\$ 2,714,927.85
February	\$ 36,694.25	\$ 13,750.00	\$ 2,691,983.60
March	\$ 37,912.09	\$ 11,535.00	\$ 2,665,606.51

Roegner notified the Board there was a visit from the legislative financial liaison seeking information about the Board's fund balance. Roegner informed the liaison that the Board should hold at least 3 years of salary as cash on hand due to lessons learned from the financial crisis of 2008 and history of the Board at that time.

### **Standards of Practice Committee**

Dye reported that the SOP Committee met on April 7, 2026.

Dye made a motion to approve Kyle Heuser to move forward (subject to any additional public comment received) with the submission of the following rules to the Rules Review Commission: 11 NCAC 08 .1006 Insurance Requirements, 11 NCAC 08. 1101 Definitions, 11 NCAC 08. 1106 Structural Components), 11 NCAC 08 .1117 Pre-drywall, and 11 NCAC 08 .1204 Investigation. Chairman Price seconded the motion. Motion carried.

Dye reported that a software reporting system used by home inspectors may be putting home inspectors in a position where they may be violating the Code of Ethics.

Chairman Price made a motion to refer this to a joint Committee meeting with Investigation Review Committee and Standards of Practice Committee, to meet in closed session to get the investigators point of view and how to proceed and include Board members and legal in an additional discussion. Johnson seconded the motion. Motion carried.

### **Investigation Review Committee**

Dye reported the Investigation Review Committee meeting on February 27, 2026, and April 1, 2026, and reviewed the following cases.

**Case 1099 Hammond** has been approved and resolved by consent agreement. **Case 1099 Hammond** was sent to the Board's Hearing Panel, and it was noted that if there is to be any discussion it will need to be in a closed session through a motion made pursuant to **§143-318.11 Closed Sessions (a)(1) and (3) Chapter 132-1.1(a) and §143-318.18(6)**. Nick Sorensen noted that the Board may vote without discussion, but if there are any questions, such questions are to be discussed in closed session. Gina M. Von Oehsen Cleary noted that Roegner and Dye are not on the Hearing Board Panel and did not receive information pertaining to the case. No members of the Board's Hearing Panel had any questions and therefore no motion to enter closed session was made.

Chairman Price made a motion to approve and resolve **1099 Hammond** with a consent agreement. Corey seconded the motion. Motion carried.

Dye made a motion to resolve case **1079** against **Williams** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to resolve case **1087** and **1093** against **Cassell** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to resolve case **1106** against **McKeithen** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to resolve case **1119** against **Hylar** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to resolve case **1127** against **Batson** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to resolve case **1116** against **Cancellieri** with a consent agreement. Chairman Price seconded the motion. Motion carried.

Dye made a motion to dismiss cases **1124 Kendrick, 1130 Edwards, 1134 Brown, 1137 Kelley, 1142 Lamm, 1147 Brown** with Letters of Caution. Chairman Price seconded the motion. Motion carried.

Dye made a motion to dismiss cases **1126 Cooney, 1138 Toma, 1143 Rogers, 1148 Allen, 1149 Annas**. Chairman Price seconded the motion. Motion carried.

Dye made a motion to block renewal and close case **1132 Finkler**. Chairman Price seconded the motion. Motion carried.

### **Ongoing Business**

Heuser reported that a link for CRC will soon be posted on the NCHILB homepage along with other options for applicants to select vendors that can generate background checks.

### **Periodic Rule Review Update**

Heuser reported that the Rules Review Commission requires rulemaking agencies to conduct periodic review of their rules every 10 years. The Board must evaluate each rule and classify them as either necessary or unnecessary and submit their initial classifications to the Rules Review Commission. Heuser reminded the Board that rules may be modified at any time before, during, and after the review. Heuser reported that he met with staff and presented the following recommendations to the Board that the following rules be determined unnecessary: 11 NCAC 08 .1001 (Officers), 11 NCAC 08 .1333 (Change in Sponsor Ownership), 11 NCAC 08 .1339 (Minimum Class Size), and 11 NCAC 08 .1347 (Student Participation Standards), and that the remaining rules be designated as necessary.

Chairman Price made a motion to designate all rules necessary except for the following 4 rules which are to be classified as unnecessary: 11 NCAC 08 .1001 (Officers), 11 NCAC 08 .1333 (Change in Sponsor Ownership), 11 NCAC 08 .1339 (Minimum Class Size), and 11 NCAC 08 .1347 (Student Participation Standards); and for Heuser to move forward with public comment and submission to the Rules Review Commission. Corey seconded the motion. Motion carried.

Alaina Love facilitator for the July 2026 Board Planning Session, reviewed information for the upcoming session. Love asked permission to email a draft version of vision statements in a voting manner such as survey monkey and a link for a psychometric tool to Board members and staff individually to prepare for the session. Permission was granted.

### **New Business**

Joseph Starling noted a change in organizational structure for staff to the Home Inspector Licensure Board. Starling will send the organizational chart to Board members. Williams is to be the point of contact moving forward for Board members.

### **Public Comment**

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

Natalie Spinella presented her concern about builder's access agreements causing a loss of jobs, concern for possible violation of the code of ethics, and potential conflicts of interest.

Board members discussed the topic noting that the builders were the owners of the property and reminded public of the Board's limited jurisdiction. Chairman Price did however thank Spinella for comment.

### **Closed Session**

Cleary entertained a motion to go into closed session authorized by N.C. Gen. Stat. §§ 143-318.11 (a)(1) and (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 who are within the attorney-client privilege. Chairman Price moved. Roegner seconded the motion. Motion carried.

Cleary entertained a second motion to go into closed session authorized by N.C. Gen. Stat. §§ 143-318.11(a)(1), (3), (6), and (7), 132-1.1(a) and 132-1.4 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). Chairman Price moved. Roegner seconded the motion. Motion carried.

Closed session was held from 10:57 AM to 1:04 PM.

The Board re-entered public session.

**Adjournment**

Chairman Price made a motion to adjourn. Johnson seconded the motion. Motion carried.

Sincerely,

Secretary, N.C. Home Inspector Licensure Board

DRAFT