

North Carolina Home Inspector Licensure Board

January 14, 2022, MEETING AGENDA

- [Call Meeting to Order](#)
- [Read Ethics Awareness and Conflict of Interest Reminder](#)
- [Review and Approve Minutes](#)
- [Staff Report](#)
- [Committee Reports](#)
- [Public Comment](#)
- [Unfinished Business](#)
- [New Business](#)
- [Adjournment](#)



Call Meeting to Order

AGENDA

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2. Read Ethics Awareness and Conflict of Interest Reminder
3. Review and Approve Minutes
4. Staff Report
5. Committee Reports
6. Public Comment
7. Unfinished Business
8. New Business
9. Adjournment

Chair Connie M. Corey

- Call meeting to order
- Opening remarks
- Welcome guests
- Changes to the agenda?



Ethics & Conflict of Interest

AGENDA

1. [Call Meeting to Order](#)
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ETHICS AWARENESS & CONFLICT OF INTEREST REMINDER

In accordance with the State Government Ethics Act, it is the duty of every NC Home Inspector Licensure Board member to avoid both conflicts of interest and appearances of conflict.

Do any NC Home Inspector Licensure Board members have any known conflict of interest or potential of conflict with respect to any matters coming before the NC Home Inspector Licensure Board today?

If so, please identify the conflict or potential of conflict and refrain from any undue participation in the particular matter involved.

Let the minutes show that members of the Board who are licensed home inspectors are reminded that the State Ethics Commission has cited the potential for a conflict of interest because they serve on the Board that licenses them. Board members 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.

Review & Approve Minutes

AGENDA

1. [Call Meeting to Order](#)
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4. [Staff Report](#)
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7. [Unfinished Business](#)
8. [New Business](#)
9. [Adjournment](#)

- Regular Meeting: October 8, 2021

Staff Report

AGENDA

1. Call Meeting to Order
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4. **Staff Report**
5. Committee Reports
6. Public Comment
7. Unfinished Business
8. New Business
9. Adjournment

Director (Mike Hejduk)

- Contracts

Licensing (Rodney Daughtry)

- Applications
- Licenses & Renewals (%)

Examinations (Rich Hall)

- Question Bank, Exams

Education (Jennifer Hollyfield)

- Pre-Licensing Sponsors
- Continuing Education Sponsors & Renewals (%)

Investigations (Sam Whittington)

- Complaints

Director

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints

FY 2021 - 2022 Priorities

1. Examinations
2. General Liability Insurance (audit)
3. Assistant Director & Investigator positions

Contracts

1. Update Course: FY 2022-2023 **IFB 12-001201** posted
2. Report Reviews: 5 years \$150,000 (not yet started)
3. Financial Audit: FY 2019 (last completed)

Member Terms Expiring (2022)– Hall, Collins

<https://www.ncosfm.gov/licensing-cert/home-inspector-licensure-board-hilb/hilb-board-members>

Member Training – [93B Training I](#) ; [93B Training II](#)

<https://youtu.be/tAIJ2e6xUv8> <https://youtu.be/Jp58QonQ3zM>

Member Ethics – within initial 6 mos. and 2 years

<https://ethicssei.nc.gov/Tools/Report>

Director

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints

Bid Number: 12-001201

Vendor: _____

2.4 IFB SCHEDULE

The table below shows the *intended* schedule for this IFB. The State will make every effort to adhere to this schedule.

Event	Responsibility	Date and Time
Issue IFB	State	Tuesday, January 11, 2022
Submit Written Questions	Vendor	Monday, January 24, 2022
Provide Response to Questions	State	Wednesday, February 2, 2022
Submit Bids	Vendor	Thursday, February 17, 2022
Contract Award	State	Thursday, February 24, 2022

<https://www.ips.state.nc.us/ips/deptbids.aspx>

Director (1/5/22)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints

4.2K views (139 Spanish)



2.6K views



5.5K views



3.3K views

Director (1/5/22)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

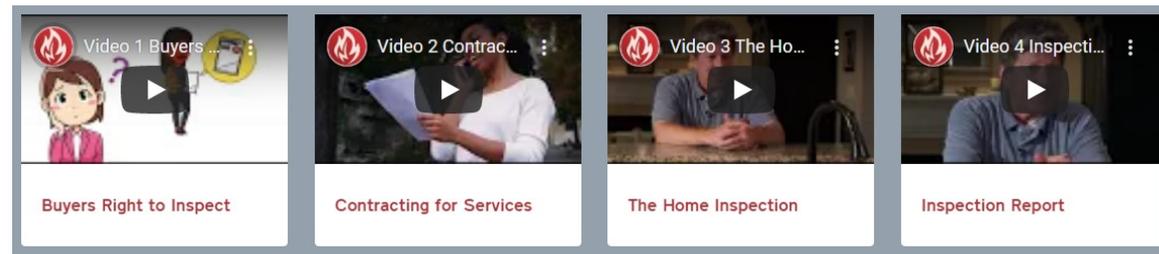
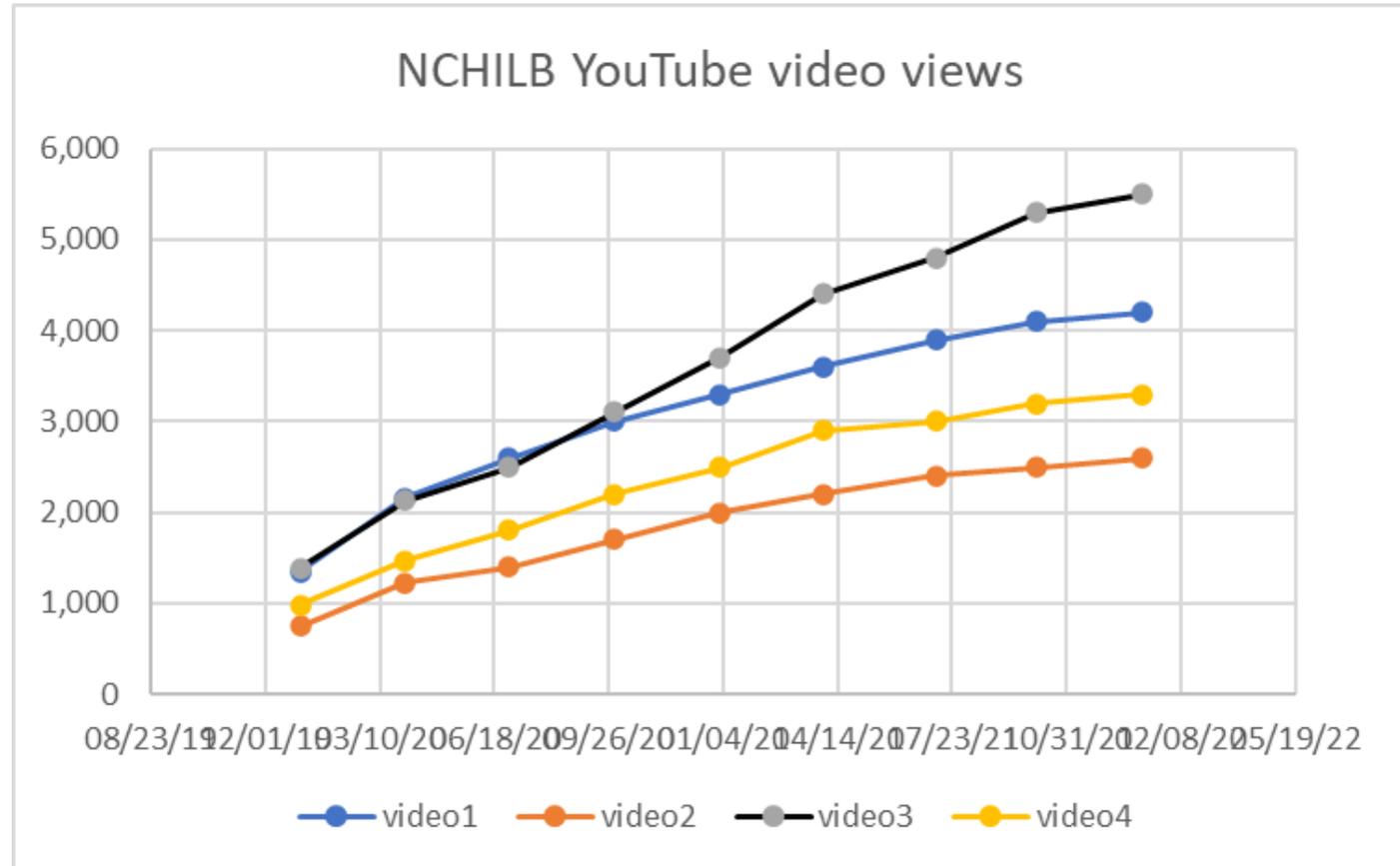
- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints



Director (1/6/22)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

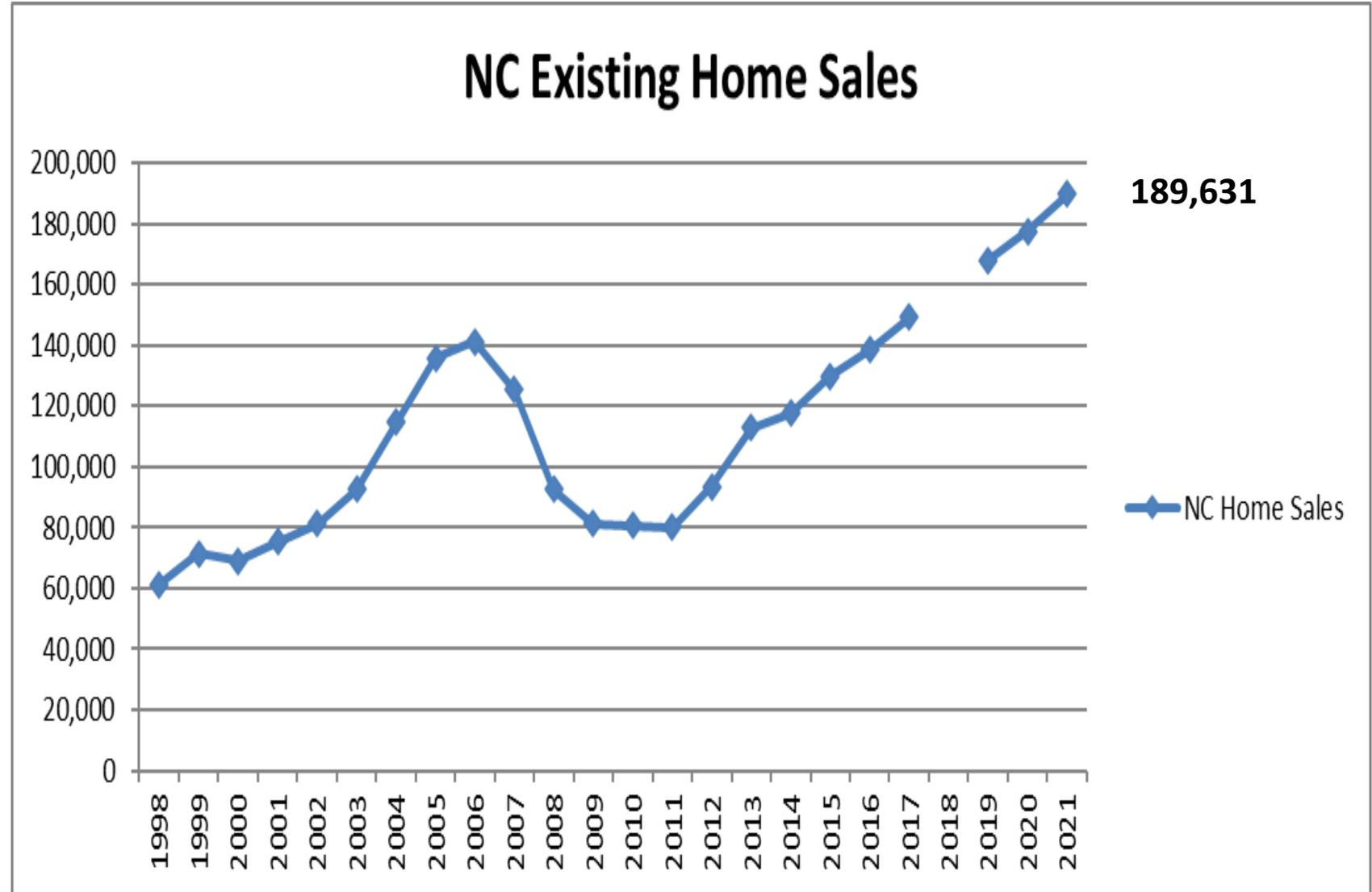
- Psychometrics

Education

- Pre-Licensing
- Continuing Education

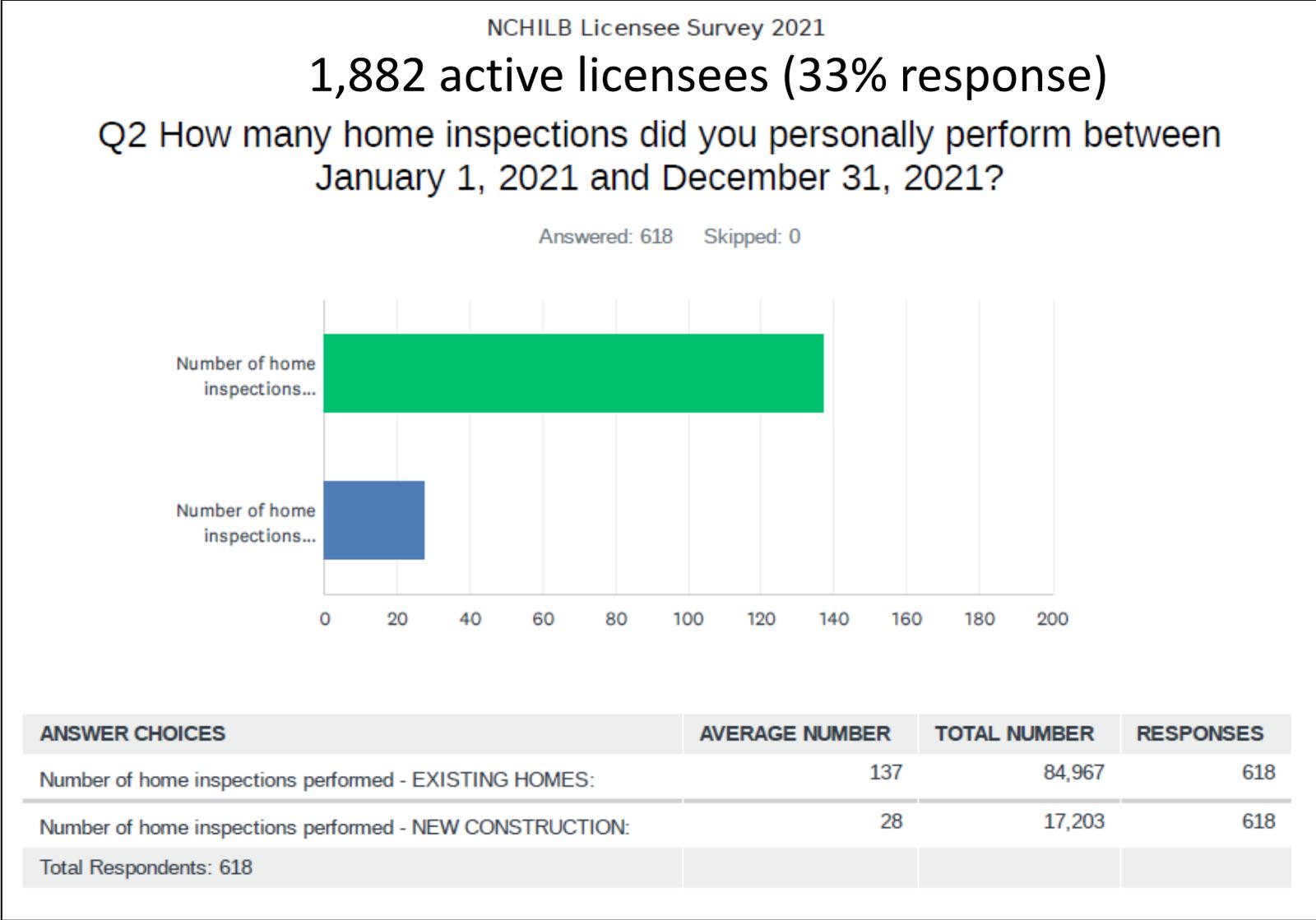
Investigations

- Complaints



Director (1/6/22)

- [Director](#)
 - Contracts
 - Member Terms
- [Licensing](#)
 - Applications
 - Licensees & Renewals
- [Examinations](#)
 - Psychometrics
- [Education](#)
 - Pre-Licensing
 - Continuing Education
- [Investigations](#)
 - Complaints



Director (1/6/22)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

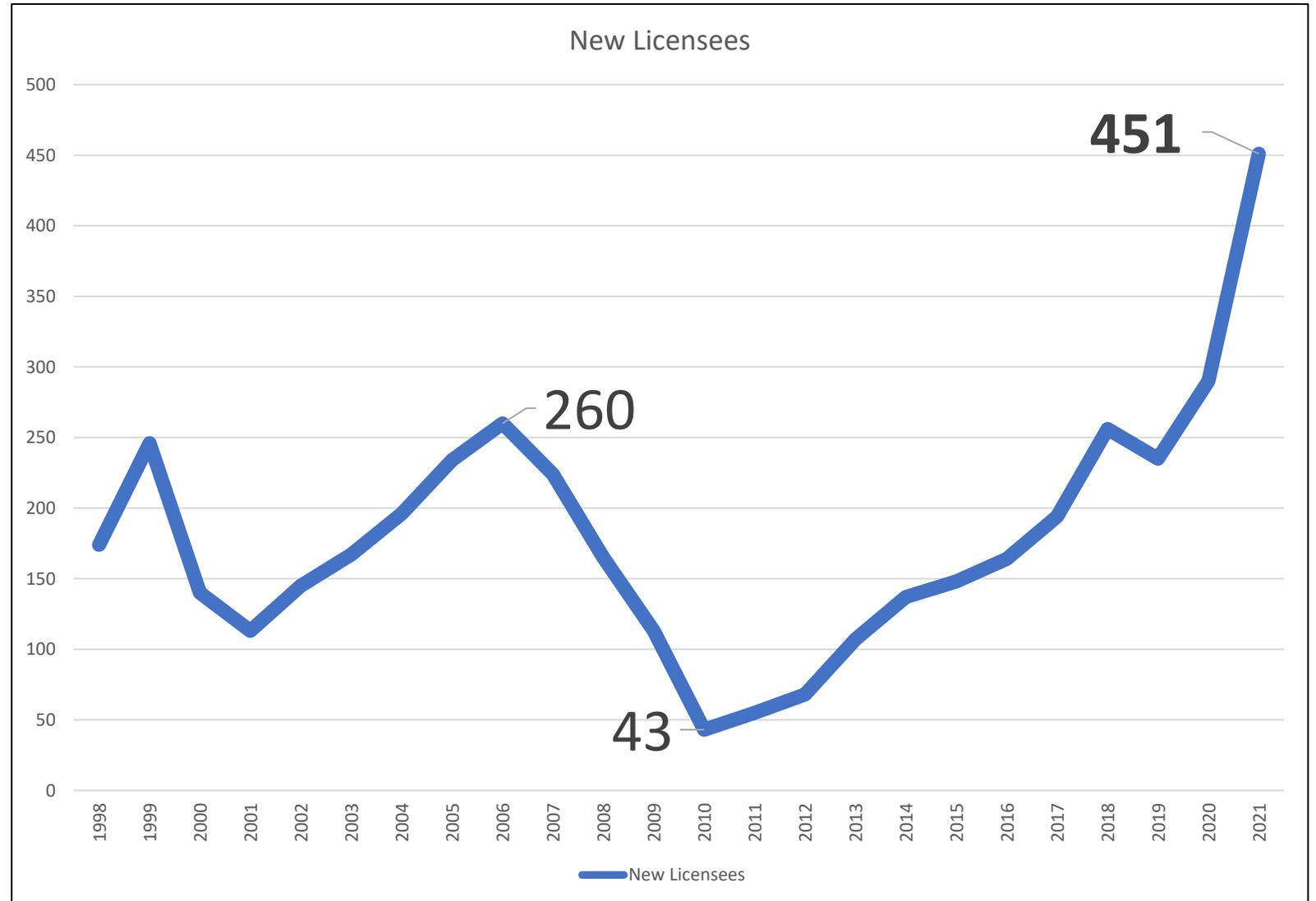
- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints



Director (1/6/22)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

- Pre-Licensing
- Continuing Education

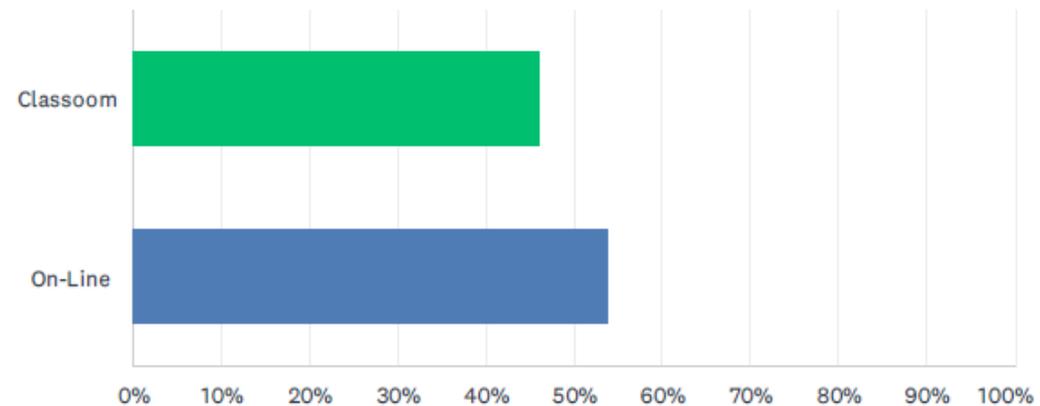
Investigations

- Complaints

NCHILB Licensee Survey 2021

Q5 Do you prefer Classroom or On-line Class format for Continuing Education?

Answered: 615 Skipped: 3



ANSWER CHOICES	RESPONSES
Classroom	46.02% 283
On-Line	53.98% 332
TOTAL	615

Director (10/4/21)

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

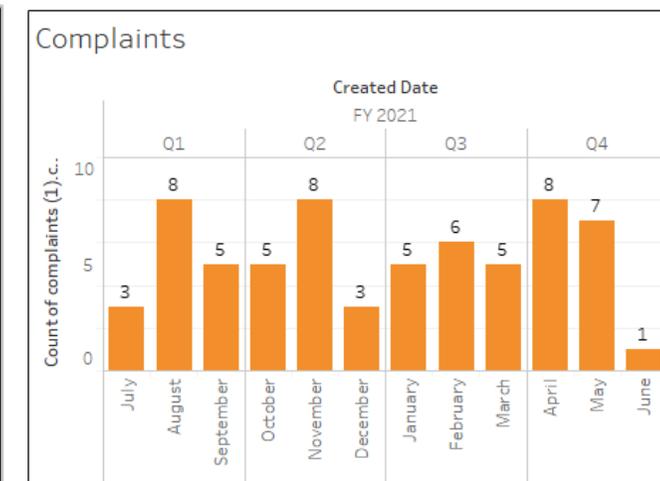
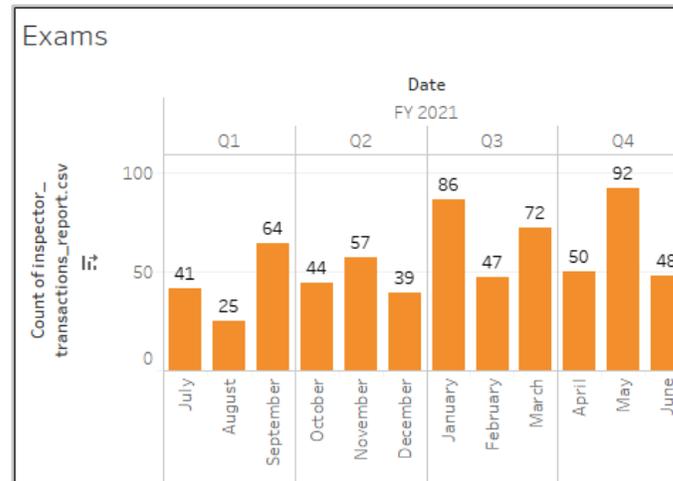
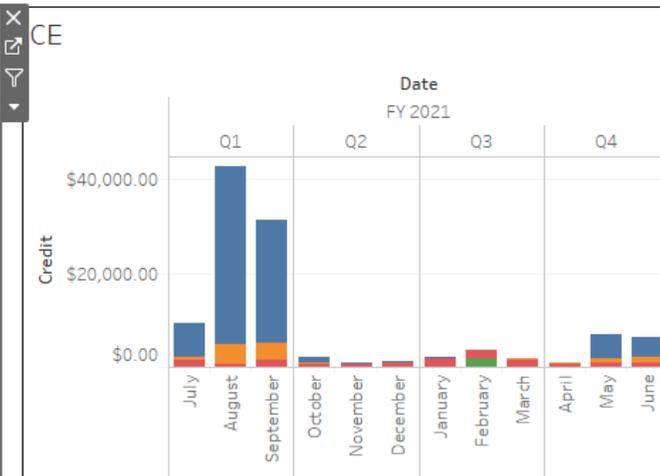
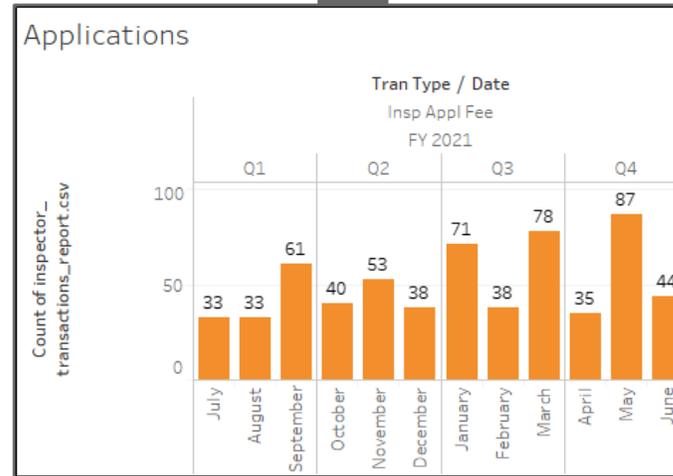
- Pre-Licensing
- Continuing Education

Investigations

- Complaints

Web page DASHBOARD?

HILB



Licensing

[Director](#)

- Contracts
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- Applications
- Licensees & Renewals

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- Psychometrics

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- Continuing Education

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- Complaints

<u>Licensing Activities</u>	FY 2021/2022 2nd Quarter 10/1/2021 thru 12/31/2021
Applications Approved	106
New Licenses Issued	136
Computer Base Exams Administered Registered for November & December Exam	0
Paper Exams Administered	171
Passed	124
Failed	47
PASS RATE	(72%)
Exam Review Attendees January 3rd	7
Active Licenses	1,882

Licensing

Director

- Contracts
- Member Terms

Licensing

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Examinations

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Education

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Investigations

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General Liability Insurance “audit” (1/11/22)

- 1,882 current active

Renewals 10/1/2021

- 1,190/1,476 (80%)
“Yes” uploaded file
- 286 nothing
- Mailed in scanned and emailed spot checked and uploaded.
- Agents send in with multiple names



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Aaron Menlove	
Citadel Insurance Services, LC 2600 W Executive Pkwy, Ste 500 Lehi, UT 84043		PHONE: 801-610-2708	FAX:
EMAIL ADDR: aaronm@citadelus.com			
INSURER(S) AFFORDING COVERAGE			NAIC
INSURER A : Republic-Vanguard Insurance Company			█
INSURER B :			
INSURER C :			
INSURER D :			
INSURER E :			
INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			█	6/24/2021	6/24/2022	EACH OCCURRENCE \$300,000	
	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$100,000	
							MED EXP (ANY ONE PERSON) \$5,000	
							PERSONAL & ADV INJURY \$300,000	
							GENERAL AGGREGATE \$300,000	
							PRODUCTS-COMP/OP AGG \$300,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
	OTHER:							
	AUTOMOBILE LIABILITY							
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	
	ALL OWNED AUTOS	<input type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per Person)	
	HIRED AUTOS	<input type="checkbox"/>	NON-OWNED AUTOS				BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB		OCCUR				EACH OCCURRENCE	
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE	
	DED		RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY							
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>							PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/>
	(Mandatory in NH)							E.L. EACH ACCIDENT
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE
	PROFESSIONAL (E&O)							E.L. DISEASE - POLICY LIMIT
A				█	6/24/2021	6/24/2022	Per Claim Limit \$300,000	
							Aggregate \$300,000	

DESCRIPTION OF OPERATION / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space if required)

Insured / Inspector (s): █

CERTIFICATE HOLDER	CANCELLATION
State of North Carolina Office of State Fire Marshal Home Inspector Licensure Board 1202 Mail Service Center Raleigh, NC 27699-1202 Rodney.Daughtry@ncdoi.gov Fax 919-715-0063	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
	Anthony Eardley

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Examinations

Director

- Contracts
- Member Terms

Licensing

- Applications
- Licensees & Renewals

Examinations

- Psychometrics

Education

- Pre-Licensing
- Continuing Education

Investigations

- Complaints

- Received revised test items from contractor
- Rich needs to review and prepare for SME review in new Testing Application
- Sent Books to SMEs
- SMEs to write test items from their respective chapters, Standards of Practice, and Code of Ethics

Education

[Director](#)

- Contracts
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[Education](#)

- Pre-Licensing
- Continuing Education

[Investigations](#)

- Complaints

Total Active Licenses: **1,882**
Inspectors Who Have Met CE: **1,842**
Inspectors Who Have **Not** Meet CE: **85**
Total Renewed for CE year 2021: **1,476**

CE Activities	FY 2021/2022 2nd Quarter 10/1/2021 thru 12/31/2021
Course Approvals	18
Course Renewals	105
Course Evaluations	1,160

Pre-Licensing	FY 2021/2021 2nd Quarter 10/1/21 thru 12/31/21
Sponsor	3

Investigations

[Director](#)

- Contracts
- Member Terms

[Licensing](#)

- Applications
- Exams
- Licensees & Renewals

[Education](#)

- Pre-Licensing
- Continuing Education

[Investigations](#)

- Complaints

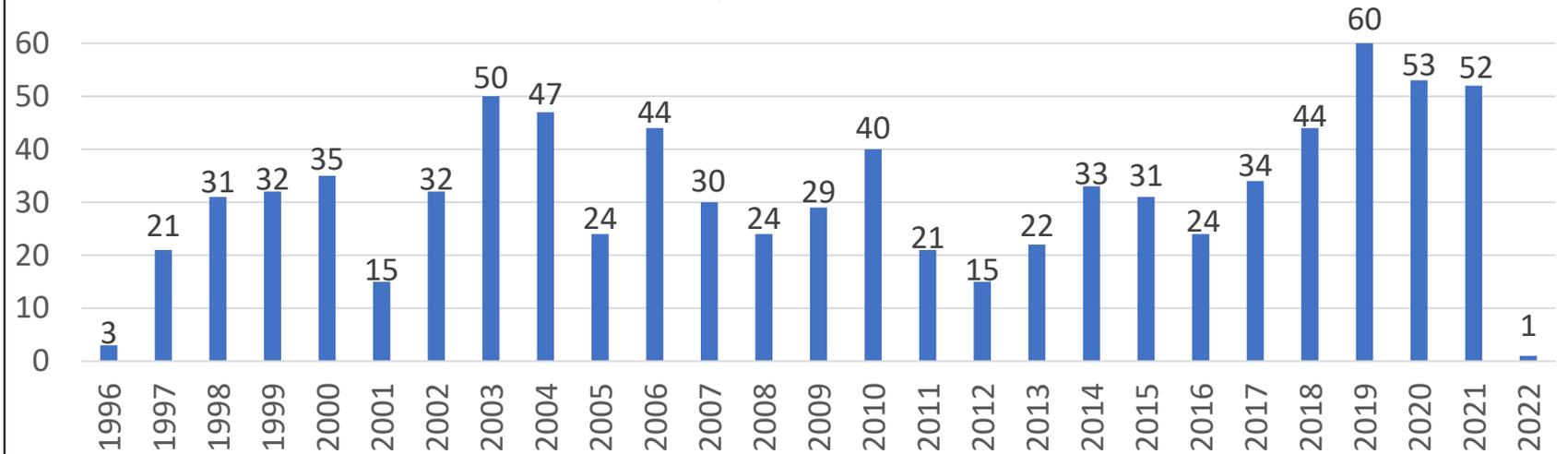
FISCAL YEAR 2021-2022 CALENDAR YEAR 2021

Complaints Received	<u>20</u>	<u>1</u>
Investigations Completed	<u>19</u>	<u>0</u>

Oldest case under active investigation was received 10/29/21

Average time to investigate complaints 45.0 days

Complaints Per Year



Committee Reports

AGENDA

1. Call Meeting to Order
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5. **Committee Reports**
6. Public Comment
7. Unfinished Business
8. New Business
9. Adjournment

Standing Committees:

- Application Evaluation
- Examination
- Finance
- Legislative
- Education
- Investigation Review
- Standards of Practice
- Personnel

Advisory Committee:

- New Licensee Report Reviews

Special Committee:

Application Evaluation

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

Recommended for approval:

1. Michael Berry
2. John Young
3. Justin Slosser
4. Don Walker
5. Ian Moorrees

Recommended to be denied:

1. Christopher Tucker
2. Thomas Shapard
3. Gregory Cary

Requested additional information:

1. Robert Bruno
2. David Lambright

Examination

Standing Committees:

- [Application Evaluation](#)
- **[Examination](#)**
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

See next slide for SME committee group assignments and topics.

Examination

Group 1	Group 2	Group 3	Group 4
Purpose and Scope (.1103) Code of Ethics (.1116) General Limitations (.1104) General Exclusions (.1105) Standards and Reports (Unit 1) 143-151.50; 143-151.51 143-151.53; 143-151.54 143-151.55; 143-151.56 143-151.57; 143-151.58 143-151.59; 143-151.60 143-151.62; 143-151.63 143-151.64	Electrical Systems (Unit 7) Electrical (.1110) Plumbing (Unit 13) Plumbing (.1109) Built-In Kitchen Appliances (.1115) Interiors (Unit 6) Interior (.1113)	Heating (.1111) Gas Furnaces (Unit 8) Oil Furnaces (Unit 9) Hot Water Boilers (Unit 10) Other Aspects of Heating (Unit 11) Cooling (.1112) Air Conditioning and Heat Pumps (Unit 12)	Roofing (Unit 3) Roofing (.1108) Structure (.1106) Structure (Unit 4) Exteriors (Unit 2) Exterior (.1107) Insulation and ventilation (Unit 5) Insulation and Ventilation (.1114)
Thomas Gregory	Stanley Gregory	Dan Dittman	Steve Jolley
Fred Herndon	Casey Gerringer	David Rittlinger	Matt Hunter
Neel Hudson	Dan Wilson	Wilson Fausel	Donald James
Vince Tidwell	Jonathan Gach	Luis Luberas	Timothy Skibitsky
Brian Wetzel	Bruce Barker	Edwin Roberson	Bonnie Gregory
Rob Roegner	N/A	Larry Young	N/A

Finance (FY 2nd QTR YTD)

- Standing Committees:*
- [Application Evaluation](#)
 - [Examination](#)
 - [Finance](#)
 - [Legislative](#)
 - [Education](#)
 - [Investigation Review](#)
 - [Standards of Practice](#)
 - Personnel
- Advisory Committee:*
- [New Licensee Report Reviews](#)

Type	Unit	Count	Total
Application	\$35	252	\$8,820
Exam	\$80	267	\$21,360
License	\$160	197	\$31,520
Renewal	\$160	1,732	\$277,120
Late	\$30	147	\$4,410
Licensing Sub-Total			\$343,230
Course Approval	\$150	21	\$3,150
Course Renewal	\$75	185	\$13,875
Per Student Fee	\$5	19,136	\$101,480
Education Sub-Total			\$118,505
Grand Total			\$461,735

Month	Expenditures	Revenues	Fund Balance
Jul	\$ 24,563.92	\$ 41,990.00	\$ 1,683,215.37
Aug	\$ 49,826.34	\$ 142,285.00	\$ 1,758,247.95
Sep	\$ 67,183.84	\$ 370,630.00	\$ 1,969,235.45
Oct	\$ 121,706.13	\$ 434,135.00	\$ 1,978,218.16
Nov	\$ 143,382.14	\$ 454,085.00	\$ 1,976,492.15
Dec	\$ 168,213.98	\$ 467,840.00	\$ 1,965,415.31
Jan			
Feb			
Mar			
Apr			
May			
Jun			

Legislative

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021

H

D

BILL DRAFT 2021-BG-2 [v.5]

(THIS IS A DRAFT AND IS NOT READY FOR INTRODUCTION)

04/06/2021 02:37:25 PM

Short Title: Home Insp. Licensee Ethics Modification.

(Public)

Sponsors: Representative Meyer.

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO CLARIFY THE APPLICATION OF THE LICENSED HOME INSPECTOR
3 CODE OF ETHICS TO LOW MONETARY MEALS AND BEVERAGES.
4 The General Assembly of North Carolina enacts:
5 SECTION 1. G.S. 143-151.49 reads as rewritten:
6 "§ 143-151.49. Powers and responsibilities of Board.
7 (a) General. – The Board has the power to do all of the following:
8 ...
9 (2) Adopt and publish a code of ethics and standard of practice for persons
10 licensed under this Article. A code of ethics shall not prevent a licensee from
11 providing low monetary value meals and beverages to realty agents, or other
12 parties with a financial interest in closing or settlement of real estate
13 transactions, as a normal and accepted part of business culture.
14"
15 SECTION 2. This act is effective when it becomes law.

Education

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- **[Education](#)**
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

- **Board-developed Update Course
FY2022-2023
Defensive Writing:
Reporting Limitations to Avoid Complaints**

Investigation Review

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

Hearing

None

Consent Agreement

899 Cozine #4856 (Creekmore)

900 Reeves #4401 (Heinrich)

904 Bannon #4895 (Stewart)

Dismiss with *Letter of Caution*

None

Investigation Review

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- **[Investigation Review](#)**
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

Dismiss

901 Richards #4114 (Schafer)

902 Payne #3565 (Blais)

905 Grant #3159 (Winter)

906 Fuller #1972 (Hergenrader)

Unlicensed

None

Surrendered License

830 Metcalf # 1963 (Juhl)

Standards of Practice

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

- **Changes to the NCHILB Standards of Practice (SOP)**
 - **.1110 Electrical**
 - **.1116 Code of Ethics**
- **“Walk-Through” Home Inspections (not received)**

Standards of Practice

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

.1110 ELECTRICAL

- (a) The home inspector shall inspect:
- (1) Electrical service entrance conductors;
 - (2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;
 - (3) Amperage and voltage ratings of the electrical service;
 - (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;
 - ~~(5) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;~~
 - (6) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;
 - ~~(7) The operation of ground fault circuit interrupters; and~~
 - (8) Smoke ~~detectors~~ alarms and installed carbon monoxide alarms.
- (b) The home inspector shall describe:
- (1) Electrical service amperage and voltage;
 - (2) Electrical service entry conductor materials;
 - (3) The electrical service type as being overhead or underground; and
 - (4) The location of main and distribution panels.
- ~~(c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.~~

Standards of Practice

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

.1110 ELECTRICAL

(c) The home inspector shall operate, except when part of a central system:

- (1) the test function of smoke detectors alarms.
- (2) the test function of installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages.
- (3) the test function of ground fault circuit interrupters.
- (4) a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls

(d) ~~The home inspector shall report in writing the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.~~

(d) The home inspector shall report in writing:

- (1) any readily accessible single strand aluminum branch circuit wiring.
- (2) the presence and location or absence of smoke detectors alarms.
- (3) the presence and location or absence of installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages.
- (4) the presence and location or absence of ground fault circuit interrupters.

(e) The home inspector is not required to:

- (1) Insert any tool, probe, or testing device inside the panels;
- (2) Test or operate any overcurrent device except ground fault circuit interrupters;
- (3) Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or

Standards of Practice

Standing Committees:

- [Application Evaluation](#)
- [Examination](#)
- [Finance](#)
- [Legislative](#)
- [Education](#)
- [Investigation Review](#)
- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

.1116 CODE OF ETHICS

- (a) Licensees shall discharge their duties with fidelity to the public and to their clients, with fairness and impartiality to all.
- (b) Opinions expressed by licensees shall be based only on their education, experience, and honest convictions.
- (c) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the client's representative.
- (d) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the written consent of all interested parties.
- (e) No licensee shall compensate, either financially or through other services or benefits, realty agents or other parties with a financial interest in closing or settlement of real estate transactions for the following:
 - (1) Referral of inspections; ~~or~~
 - (2) Inclusion on a list of recommended inspectors or preferred providers, or
 - (3) **Exclusive or preferential access to potential clients.**
- (f) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
- (g) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest he or she has in a business that may create a conflict of interest for the home inspector. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.
- (h) A licensee shall not solicit for repairs of systems or components found defective in the course of a home inspection performed by the licensee or that licensee's company.
- (i) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.
- (j) Licensees shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- (k) A licensee shall not impugn the professional reputation or practice of another home inspector, nor criticize another inspector's reports.

New Licensee Report Rev.

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- [Standards of Practice](#)
- Personnel

Advisory Committee:

[New Licensee Report Reviews](#)

5 years, \$150,000

(Not yet begun)

Public Comment

AGENDA

1. Call Meeting to Order
2. Read Ethics Awareness and Conflict of Interest Reminder
3. Review and Approve Minutes
4. Staff Report
5. Committee Reports
6. **Public Comment**
7. Unfinished Business
8. New Business
9. Adjournment



Unfinished Business

AGENDA

1. Call Meeting to Order
2. Read Ethics Awareness and Conflict of Interest Reminder
3. Review and Approve Minutes
4. Staff Report
5. Committee Reports
6. Public Comment
7. **Unfinished Business**
8. New Business
9. Adjournment



New Business

AGENDA

1. Call Meeting to Order
2. Read Ethics Awareness and Conflict of Interest Reminder
3. Review and Approve Minutes
4. Staff Report
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7. Unfinished Business
8. **New Business**
9. Adjournment



Adjournment

AGENDA

1. Call Meeting to Order
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9. **Adjournment**

